



April 20, 2026

Good day Senators and other dignitaries,

GEC, LLC provided documents on April 16, 2026 in response to a SUBPOENA issued to John Wessel dated March 24, 2026.

- (6) GEC provides the following, which includes John Wessel's verbal testimony. in response to SUBPOENA item (6) "provide a complete and detailed explanation of all project delays and revised completion dates"
- a. See below time line with description

<u>Time Line dates</u>	<u>Description</u>
<b>11/21/14 to 10/14/15</b>	<p>GEC received Notice to Proceed on 11/21/14 with a completion date of 6/5/17, 30 months later.</p> <p>On 2/17/15 GEC received a Suspension of Work verbal notice followed up by a 3/18/25 Letter from Cecilia Milliner Emanuel, Acting Commissioner of Property and Procurement stating all work was suspended or halted.</p> <p>This suspension resulted in a complete revision of the Construction Contract, design of the Stadium, size of the stadium doubled, and relocation of the Stadium into a floodway via Change Order 1 which was issued on 10/14/15.</p> <p><b>This resulted in 327 days of delay.</b></p>
<b>10/14/15 to 1/24/22</b>	<p>The work resumed on 10/14/25 and included the following delays:</p> <p>4/18/16 – Additional Geotechnical investigation via Change Order 3</p> <p>6/23/17 – Government decided to use a "surcharge" foundation method via Change Order 5</p> <p>9/17/17 – Hurricane Irma/Maria eroded the surcharge pile, resulting in a delay to 1/18/18 via Change Order 6</p> <p>2/15/19 – Surcharge method failed because the south end of the stadium never stopped sinking. Change Order 10 changed the foundation to driven piles.</p>

8/5/20 – Building Permit Application submitted to DPNR with revised design and location. Permit was put on hold pending receipt of a CLOMR (Conditional Letter of Map Revision) to the FEMA Floodway map where the Stadium was to be located

10/15/21 – After over a year of regular meetings with FEMA, a CLOMR was issued.

1/24/22 – After receipt of CLOMR the Building Permit was issued.

**This resulted in 2,294 days of delay.**

**8/25/22 – 2/11/25**

Discussions between GVI and GEC were ongoing on how to reimburse GEC's delay costs for the CLOMR delays. Over a year later it was agreed that GEC should submit a formal delay claim which was provided on 4/23/23. GVI's formal response was provided on 10/18/24. A forty five percent partial payment of the \$1.5 million amount was paid on 2/11/25.

**This resulted in 1,114 days of delay.**

**8/11/25 – 4/17/26**

Because delay funding had not yet been approved, GEC and GVI agreed on a Contractual remedy to help get work flowing. Because the PEJ Contract is unique, never having been used in the same form before or since, a Contract clause stating no retainage would be held after 50% of the work was complete had been overlooked. After discussions and agreement on an amount due for excess retainage held, the processing of the payments required an amendment to the Contract. GEC has been promised payment processing on or before 4/17/26.

**This has resulted in 249 days of delay.**

**6/5/2017**

**+ 3,984**

**5/2/2028**

**Contract end date per Notice to Proceed**

**Excusable delays per the items listed above**

**Revised Contract end date due to delays**

- b. See backup documents referenced above at tab (6)
- c. GEC was victim of a ransomware attack in early 2025 and lost some of its records permanently. Where records were unrecoverable it is so noted in tab (6).



# 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: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)

## NOTICE TO PROCEED



November 21, 2014

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

**Re: C003SPRC15 (GEC) Service Contract for the Design and Construction of the Paul E. Joseph Stadium and Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

You are hereby notified to commence work on the above referenced contract on Friday, December 5, 2014 and fully complete work within thirty (30) months. Your contract completion date is therefore Monday, June 5, 2017.

The contract provides for an assessment of liquidated damages in the sum of five hundred dollars (\$500.00) for each calendar day after the above established contract completion date that the work remains incomplete.

A pre-construction meeting is being scheduled for Wednesday, November 26, 2014 at 10:00 a.m. in the Conference Room at the Department of Property and Procurement.

Attached, please find the executed contract for your records.

Sincerely,

  
Lynn A. Millin Maduro  
Commissioner

LAMM/lfb/xxj

Enclosure

XC: St. Clair N. Williams, Department of Sports, Parks & Recreation, Commissioner  
Darryl A. Smalls, P. E., Department of Public Works, Commissioner  
P & P Project File



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March 18, 2015

(BY MAIL AND BY HAND-DELIVERY)

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

**RE: SUSPENSION OF CONTRACT: C003SPRC15**

Dear Mr. Wessel:

This letter confirms the Government's suspension or halt of work on the Paul E. Joseph Stadium, pending review of the contract, as previously noted in our prior telephone communication of February 11, 2015. I understand, from your earlier correspondence, that GEC has taken steps to comply with the Government's requests by securing the job site as of February 16, 2015, and we thank you for your cooperation in that regard.

Please be assured that appropriate representatives of the Government of the Virgin Islands will be contacting you to discuss how the Government intends to move forward.

Sincerely,

  
Cecilia Milliner Emanuel  
Acting Commissioner

cc: Honorable Kenneth E. Mapp, Governor of the U.S. Virgin Islands  
Randolph Knight, Chief of Staff, Office of the Governor  
Rochelle Corneiro, Deputy Chief of Staff, Office of the Governor  
Emile Henderson, Esq., Chief Legal Counsel, Office of the Governor  
Venetia Velazquez, Esq., Deputy Legal Counsel, Office of the Governor

# APPLICATION for BUILDING PERMIT

GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF PERMITS

Please Print Clearly  
Submit Sheets 1 and 2

Parcel Identification Number (PIN) \_\_\_\_\_

Owner of building: Government of the Virgin Islands

Class of Work

Present mailing address: 3274 Est richmond, St. Croix, VI00820

( X ) New ( ) Alteration

Owner of plot: Government of the Virgin Islands

( ) Addition ( ) Repair

Location of Work

City \_\_\_\_\_

Country \_\_\_\_\_

Use of the Building

House No. \_\_\_\_\_ Plot No. 40d

(Private or rental dwelling, warehouse, store, restaurant, bar, office, etc.):

Street \_\_\_\_\_ Estate La Grange

Quarter \_\_\_\_\_ Quarter \_\_\_\_\_

Public Sports Facility

General statement of the proposed work: Build a complete Little League Baseball Facility including structure, field plumbing and electrical at the Terance Martin Little League Field.

Description of the proposed work and information related thereto:

1. Occupancy - No. of families: NA No. of persons: \_\_\_\_\_

9. No. of bedrooms: N/A

2. Floor area - First floor: 4130 sq. ft.

10. No. of bathrooms: 2

(exterior dimen.) Total all floors: 4130 sq. ft.

11. Total no. of other rooms: 0

3. No. of stories: 1

12. No. of plumbing fixtures:

4. Type of exterior walls: Concrete

Kitchen sinks: \_\_\_\_\_ Toilets: 12

5. Type of roof: Concrete, Steel Frame

Lavatories: 8 Urinals: \_\_\_\_\_

6. Roof area used for catchment: N/A sq. ft.

Bathubs: \_\_\_\_\_ Showers: \_\_\_\_\_

7. Cistern: ( ) new ( ) exists

Other (specify): \_\_\_\_\_

8. Cistern interior dimensions: \_\_\_\_\_ ft. long x \_\_\_\_\_ ft. wide x \_\_\_\_\_ ft. high (to overflow) x

13. Total no. of rooms with electrical service: 2

7.5 = \_\_\_\_\_ gallons.

Will proposed work encroach on public rights-of-way or on the property of others? Yes

Total estimated cost of the proposed work: \$ 619,500 Has work been started? Yes

Contractor who will do this work: GEC, LLC License No.: 2-2292-1B

Signature of applicant: [Signature] Date signed: 8.05.2020

Mailing address of applicant: P.O. Box 1656 Kingshill, VI 00851 Phone No.: 340-778-0200

FOR DEPARTMENTAL USE ONLY

Information requested.

Remarks: \_\_\_\_\_

Development Cost Per Sq. Ft.

Sq. Ft.	x	Cost	=	Estimated Cost of Construction

Permit approved

Permit disapproved

Fee Assessment

	BP Fee
	Review Fee
	Total
	Prepaid Amt
	Fee Balance

Commissioner, DPNR

Permit No. \_\_\_\_\_

Fee \_\_\_\_\_

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
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Owner of building: Government of the Virgin Islands

**Class of Work**

Present mailing address: 3274 Est richmond, St. Croix, VI00820

( X ) New ( ) Alteration

Owner of plot: Government of the Virgin Islands

( ) Addition ( ) Repair

**Location of Work**

City

Country

**Use of the Building**

House No. \_\_\_\_\_ Plot No. 40d

(Private or rental dwelling, warehouse, store, restaurant, bar, office, etc.):

Street \_\_\_\_\_ Estate La Grange

Quarter \_\_\_\_\_ Quarter \_\_\_\_\_

Public Sports Facility

General statement of the proposed work: Build a complete Main Baseball Facility including structure, fields, plumbing and electrical at Paul E. Joseph Stadium.

**Description of the proposed work and information related thereto:**

- |                                                                                                                      |                                                           |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Occupancy - No. of families: <u>NA</u> No. of persons: _____                                                      | 9. No. of bedrooms: <u>N/A</u>                            |
| 2. Floor area - First floor: <u>14684</u> sq. ft.<br>(exterior dimen.) Total all floors: <u>20500</u> sq. ft.        | 10. No. of bathrooms: <u>4</u>                            |
| 3. No. of stories: <u>2</u>                                                                                          | 11. Total no. of other rooms: _____                       |
| 4. Type of exterior walls: <u>Concrete</u>                                                                           | 12. No. of plumbing fixtures -                            |
| 5. Type of roof: <u>Concrete - Steel Frame &amp; metal</u>                                                           | Kitchen sinks: _____ Toilets: <u>29</u>                   |
| 6. Roof area used for catchment: <u>N/A</u> sq. ft.                                                                  | Lavatories: <u>32</u> Urinals: <u>20</u>                  |
| 7. Cistern: ( ) new ( ) exists                                                                                       | Bathtubs: _____ Showers: <u>8</u>                         |
| 8. Cistern interior dimensions: _____ ft. long x _____ ft. wide x _____ ft. high (to overflow) x 7.5- _____ gallons. | Other (specify): <u>Mop sink</u>                          |
|                                                                                                                      | 13. Total no. of rooms with electrical service: <u>28</u> |

Will proposed work encroach on public rights-of-way or on the property of others? Yes

Total estimated cost of the proposed work: \$ 3,075,000 Has work been started? Yes

Contractor who will do this work: GEC, LLC License No.: 2-2292-1B

Signature of applicant: [Signature] Date signed: 8.05.2020

Mailing address of applicant: P.O. Box 1656 Kingshill, VI 00851 Phone No.: 340-778-0200

**FOR DEPARTMENTAL USE ONLY**

Information requested.

Remarks: \_\_\_\_\_

Development Cost Per Sq. Ft.

Sq. Ft.	x	Cost	=	Estimated Cost of Construction

Permit approved

Permit disapproved

**Fee Assessment**

	BP Fee
	Review Fee
	Total
	Prepaid Amt
	Fee Balance

\_\_\_\_\_  
Commissioner, DPNR

\_\_\_\_\_  
Permit No.

\_\_\_\_\_  
Fee



*Promoting the Science of Water*

No-Rise Certification for Paul E. Joseph Stadium  
Based on a Replacement Effective Model  
in the U.S. Virgin Islands, Island of St. Croix

OCTOBER 15, 2021

Prepared for:  
U.S. VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND  
NATURAL RESOURCES



Project No. 15004

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2950 Halcyon Lane, Suite 501  
Jacksonville, Florida 32223

TEL 904 217 7485  
[www.geminiengineering.com](http://www.geminiengineering.com)

# No-Rise Certification for Paul E. Joseph Stadium Based on a Replacement Effective Model in the U.S. Virgin Islands, Island of St. Croix

October 15, 2021

Ki Hong Pak, U.S. Virgin Islands  
Professional Engineer, License No. 1290E  
The form has been digitally signed and  
sealed by Ki Hong Pak on the date  
indicated here. Printed copies of the  
document are not considered signed and  
sealed and the signatory must be verified  
on any electronic copies.

Digitally signed by Ki H Pak  
DN: c=US, o=Gemini  
Engineering and Sciences Inc.,  
dnQualifier=A01410D0000017  
BC345B1880000ADE6, cn=Ki H  
Pak  
Date: 2021.10.16 11:51:47  
-04'00'

Ki Hong Pak, USVI PE#1290E  
Gemini Engineering & Sciences, Inc.  
2950 Halcyon Lane, Suite 501  
Jacksonville, Florida 32223  
TEL (904) 217-7485  
<http://www.geminiengineering.com>

October 14, 2021



Department of Planning and Natural Resources  
ATTN: Amanda Jackson-Acosta  
#45 Mars Hill  
Frederiksted, Virgin Islands 00840-4474

**Subject: No-Rise Certification for Paul E. Joseph Stadium Based on a Replacement Effective Model in the U.S. Virgin Islands, Island of St. Croix**

Dear Ms. Jackson-Acosta:

Gemini Engineering & Sciences was authorized to analyze the hydraulic impacts of the proposed Paul E. Joseph Stadium along the banks of Gut No. 6 on the west coast of St. Croix, U. S. Virgin Islands (USVI). The site is impacted by an effective FEMA floodway as well as flood zone and Base Flood Elevations (BFE) which are due to hurricane storm surge and corresponding wave heights. A violation was issued to the community due to fill within the effective floodway along Gut No. 6. The violation stated "44 Code of Federal Regulations (CFR), § 60.3 (d) (3) - Floodway Requirement, any project in a floodway must be reviewed to determine if the project will increase flood heights beyond 0.00%. An engineering analysis must be conducted before a permit can be issued. The community's permit file must have a record of the results of this analysis, which can be in the form of a No-rise Certification. This No-Rise Certification must be supported by technical data and signed by a registered professional engineer." This No-Rise Certification is specifically intended to address the violation.

Although the effective Flood Insurance Study (FIS) for the U. S. Virgin Islands is dated April 16, 2007, the effective BFEs and floodway along Gut No. 6 originated from a HEC-2 simulation from the initial FIS for the Island of St. Croix, dated April 16, 1980. Typically, if a floodway is designated along a stream, the effective hydraulic model that the floodway was based on would serve as the baseline. Unfortunately, the effective base flood and floodway HEC-2 models for Gut No. 6 were not available from the FEMA Engineering Library, and a recent subsequent search performed by another FEMA contractor also did not uncover the effective model.

Due to the unavailability of the effective model, based on discussions with FEMA Headquarters, FEMA Region 2, the community, and other stakeholders, a replacement, or substitute, hydraulic model was proposed to serve as the baseline to address this current violation. The substitute effective modeling was initially discussed on weekly FEMA calls with the Territory in February 2021. Gemini submitted a substitute effective model for Gut No. 6 to FEMA for review in April 2021. FEMA's Subject Matter Experts (SMEs) approved the substitute effective modeling in May 2021, allowing Gemini to proceed with our numerical analysis.

Although this documentation describes the No-Rise Analysis and Certification along Gut No. 6, please note the following relevant details.

- In August 2018, following the impact of Hurricanes Irma and Maria, FEMA published USVI Advisory Data and Products which included approximate "Base Level Engineering (BLE)" HEC-RAS modeling for Gut No. 6. This modeling was developed to calculate Post-Disaster Advisory BFEs (ABFEs) and mapping for the USVI using the latest available topographic information. This riverine hydraulic analysis was not intended to update or revise the effective analysis for Gut No. 6, therefore the modeling used for the advisory effort is not suitable for the No-Rise analysis.
- During discussions with FEMA, the applicability of a Conditional Letter of Map Revision (CLOMR) was suggested. To complete the regulatory requirements associated with the stadium and the effective Special Flood Hazard Area and floodway along Gut No. 6, a separate CLOMR has already been submitted and approved, case no. 21-02-1318R. This official No-Rise Analysis documentation is a subset of the CLOMR analysis, therefore the CLOMR and No-Rise Analysis are inherently consistent.
- Lastly, although the focus of the CLOMR is an overall conditional map revision (SFHA, BFE, and floodway) along Gut No. 6 which involves both riverine and coastal wave height analysis, this No-Rise Analysis and Certification is specific to only the riverine HEC analysis since the intent is specifically to address the floodway violation.

