



# 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

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January 8, 2016

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 Three (3), dated December 22, 2015 and received January 8, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Three Hundred Fifty Thousand Five Hundred Fifty Dollars and Zero Cents (\$350,550.00)**.

Sincerely,

Randolph N. Bennett  
Commissioner Designee

RNB/jtb:tc  
*jtb*

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




Resolution of the Board of Directors of GEC, LLC approved at a meeting held on November 17, 2015.

It is RESOLVED, that in addition to John R. Wessel either Janis F. Persaud or Karen L. Lustig shall have authority to execute and sign all documents on behalf of GEC, LLC.

Date: 11.17.15

  
\_\_\_\_\_  
John R. Wessel  
Managing Member  
GEC, LLC

Subscribed and Sworn to before me  
this 17 day of November 2015  
by SHARLA R. HARTMAN  
  
\_\_\_\_\_  
Notary Public NP# 37-12  
My commission expires: May 2, 2016



DIVISION OF  
PROCUREMENT

GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS  
DEPARTMENT OF PROPERTY & PROCUREMENT  
#3274 ESTATE RICHMOND  
CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820

 **COPY**

STX: TEL: (340) 773-1561  
FAX: (340) 773-0986

January 13, 2016

**HAND DELIVERED MAIL**

**MEMORANDUM**

**TO:** John Wessel  
GEC, LLC  
Tel: (340) 778-0200

**FROM:** DEPARTMENT OF PROPERTY AND PROCUREMENT  
DIVISION OF PROCUREMENT

**C/O:** Mr. Trevor Charles *T.C.*  
Contract Technician

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

The following is (are) required in order for the above-mentioned contract to be processed:

1. Approved P. E. for Partial Payment No. Three (3)

*Kindly complete the receipt below and return a copy to this office.*

RECEIVED BY: \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature)

DATE: \_\_\_\_\_

TEL. NUMBER: \_\_\_\_\_

**GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT**

**1 SCHEDULE OF CHANGE ORDERS**

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revised Contract from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
<b>CHANGE ORDERS TOTAL</b>					\$ -		\$ -	\$ -	0%
<b>TOTAL CONTRACT</b>					\$ 20,000,000.00		\$ -	\$ -	

**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 6 Plus).....	\$ 3,184,500.00
2. Extra work performed to date.....	\$ -
3. Total value of work performed to date.....	\$ 3,184,500.00
4. Add: Materials stored at close of this period ( Attached detailed Schedule).....	\$ -
5. Less: Amount Retained 10%.....	\$ (318,450.00)
6. Net amount earned on contract to date.....	\$ 2,866,050.00
7. Other: Deductions.....	\$ -
8. Less Amount of Previous payments.....	\$ (2,467,500.00)
9. BALANCE DUE THIS PAYMENT.....	\$ 398,550.00

**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 the 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 GEC, LLC  
(Contractor)

dated 11/19/2014 and/or duly authorized  
(Contract Date)

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: Karen Hurst 12-22-15  
(Authorized Representative)

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES**

I have certified that I have checked and verified the Periodic Estimate No. 3 for the period 10-15-14 to 12-31-15 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. 3 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 authenticated or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

1. \_\_\_\_\_ Date \_\_\_\_\_  
 2. [Signature] [Signature] Date 1/4/2016  
 Commissioner of Public Works  
 3. [Signature] Date 1-4-16  
 Using Agency  
 4. \_\_\_\_\_ Date \_\_\_\_\_  
 5. [Signature] [Signature] Date 1/8/16  
 F.C. 1/8/16  
 Collecting Officer

Date \_\_\_\_\_  
 Date 1/4/2016  
 Date 1-4-16  
 Date \_\_\_\_\_  
 Date 1/8/16



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March 9, 2016

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 Four (4), dated February 9, 2016 and received March 8, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Seven Hundred Sixty-three Thousand Eight Hundred Seventy-seven Dollars and Fifty Cents (\$763,877.50)**.

Sincerely,

Randolph N. Bennett  
Commissioner

RNB/ltb/tc  
*ltb*

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

**GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT**

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

LOCATION: St Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C6633PRC16(GEC)

PERIODIC ESTIMATE NO. 4

FOR PERIOD: 01-01-16

TO: 02-09-16

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	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 3-18-15		LS	\$ 850,000.00	\$ 850,000.00	1.0	\$ 850,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 188,500.00	\$ 188,500.00	1.0	\$ 188,500.00	\$ -	100%
7	Mobilization		LS	\$ 182,500.00	\$ 182,500.00	1.0	\$ 182,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	Design (A/E & Civil) - Permits/Approvals		LS	\$ 1,575,000.00	\$ 1,575,000.00	0.4	\$ 590,625.00	\$ 984,375.00	38%
2	Foundations - Spread Footing Type		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete								
	Superstructure		LS	\$ 3,750,000.00	\$ 3,750,000.00	0.0	\$ -	\$ 3,750,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Barn Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, AV Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
	Training, Dressing, Umpire & Laundry								
9	Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavillion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
1	Design (A/E & Civil) - Permits/Approvals		LS	\$ 220,000.00	\$ 220,000.00	0.4	\$ 82,500.00	\$ 137,500.00	38%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
	Structure - Steel & Concrete								
3	Superstructure		LS	\$ 600,000.00	\$ 600,000.00	0.0	\$ -	\$ 600,000.00	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	Design (A/E & Civil) - Permits/Approvals		LS	\$ 150,000.00	\$ 150,000.00	0.4	\$ 56,250.00	\$ 93,750.00	38%
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	Design (A/E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	0.1	\$ 20,000.00	\$ 180,000.00	10%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
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	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Walls, 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	0.0	\$ -	\$ 150,000.00	0%
	<b>TOTAL</b>				\$ 20,000,000.00		\$ 3,724,375.00	\$ 16,275,625.00	19%