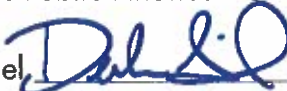




# MEMORANDUM

TO: Nathan Simmonds, Director, Finance & Administration  
Virgin Islands Public Finance Authority

FROM: Derek Gabriel   
Commissioner

DATE: April 28, 2025

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 3 for construction services performed by GEC, LLC for **the Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. **PO-24-810-8102-688**.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 3	April 14, 2025	\$322,650.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

If you have any questions or concerns, please contact Kizma L. Petersen, Chief Procurement Officer, at 340.773.1290, extension 2208, or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).



April 28, 2025

Mr. John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
Kingshill, VI 00851

RE: APPROVED PERIODICAL ESTIMATE NO. 3  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 3 for services performed by your company during the period of January 30, 2025, through March 31, 2025, relative to the above referenced contract. The payment is approved in the amount of **Three Hundred Twenty-Two Thousand, Six Hundred Fifty Dollars and Zero Cents (\$322,650.00)**.

A copy of the approved payment will be forwarded to the Virgin Islands Public Finance Authority for further processing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a printed name.

Derek Gabriel  
Commissioner

DG/klp

CC: Department of Sports, Parks & Recreation  
Virgin Islands Public Finance Authority  
Contract File

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: OEC, LLC Contract No. PO-24-010-0102-000

PERIODICAL ESTIMATE NO. 3		FOR PERIOD				1-30-24 to 3-31-25			
Item No	Description of Item	ORIGINAL ESTIMATE		COMPLETED TO DATE		Value of Uncompleted Work	% Completed		
		Quantity	Unit of Measure	Cost Per Unit	Value			No of Units	Value
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
B	PAUL E. JOSEPH STADIUM								
4	Flood Seating	1	LS						
4(g)	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(h)	Construction of a press box/announcer's booth	1	LS						
7(h)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(h)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
7(i)	Construct 4 additional camera locations for media	1	LS						
7(i)-1	Construction	1	LS	\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(i)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(j)	Add outfield camera platform w/roof, railings, secure stairs								
7(j)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(j)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw S&E Generator								
26(g)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
C	TERRENCE MARTIN FIELD								
4(g)	Add equipment storage and office under TM bleachers								
4(g)-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(g)-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water								
3(v)	Install sewer manholes at TM Softball Field	1	(v)						
3(v)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ -	\$ 80,000.00	0%
3(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting								
5(i)	Additional cost to change site lighting 5(i) to solar lighting	1	LS						
5(i)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(i)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1a	change the outfield perimeter wall (fence) to concrete with padding								
5(v)-1a-1	Construction	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-2	Construction - concrete wall portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
8	Add perimeter fence to entire site								
8(i)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 71,250.00	\$ 3,750.00	95%
8(i)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras								
9(i)	Design portion	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9(i)	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation								
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 583,500.00	\$ 16,500.00	97%
10a	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 6,000.00	\$ 18,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot								
11a	Construction	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11a	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
F	CLOMR Improvements (Conditional Letter of Map Revision)								
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side								
3(i)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(i)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(i)	Construction railing portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading								
4(i)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(i)	Additional site grading excavate and compact	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
4(i)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
<b>Totals</b>					\$ 5,124,000.00	\$ 5,124,000.00	\$ 859,500.00	\$ 4,264,500.00	17%

SCHEDULE OF CHANGE ORDERS									
Item No	Description of Item	APPROVED CHANGE ORDER				COMPLETED TO DATE			
		Quantity	Unit of Measure	Cost Per Unit	Value	No of Units	Value	Value of Uncompleted Work	% Completed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A	Original contract amount	\$	5,124,000.00
B	Plus Additions	\$	-
C	Less Deductions	\$	-
D	Adjusted contract amount to date	\$	5,124,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Calculate B F line) (do not add second page if applicable)	\$	859,500.00
2	Extra work performed to date	\$	-
3	Total value of work performed to date	\$	859,500.00
4	Add: Expenses stored at close of the period (Attached detailed schedule)	\$	-
5	Less: Amount retained	\$	85,950.00
6	Net amount earned on contract work to date	\$	773,550.00
7	Other deductions	\$	-
8	Less: Amount of previous payments	\$	456,900.00
9	BALANCE DUE THIS PAYMENT	\$	316,650.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of the Periodical Estimate are correct, that all work has been performed and/or material supplied in full accordance with the Terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS

and OEC, LLC dated 9/10 2024 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 the Periodical Estimate and that no part of the amount in this Payment has been received

OEC, LLC by John R. Wassal  
(Contractor)  
4/15/2025  
(Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified the Periodical Estimate No 3 for the period of 1/30/2025 through 3/31/2025 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 the Periodical Estimate has been performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate No 3 has been inspected by the 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 duly authorized and approved in writing by the GOVERNMENT OF THE VIRGIN ISLANDS

1 Daniel A. Galtieri Date 4/28/2025  
Daniel A. Galtieri, Commissioner of Public Works

2 N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
Vincent Roberts, Acting Commissioner of Sports, Parks and Recreation

3 Timothy M. ... Date 04-15-2025  
Timothy M. ... Engineer / Architect

GOVERNMENT OF THE VIRGIN ISLANDS  
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT

Design-Build of Paul E. Josephs Stadium and Sports Complex

LOCATION St. John, Virgin Islands

NAME OF CONTRACTOR

CFC, LLC

Contract No. PD-31-410-0192-008

PERIODICAL ESTIMATE NO. 1

FOR PERIOD

10-26 to 1-31-20


Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
B	PAUL E. JOSEPHS STADIUM									
4	Fixed Seating									
4(g)	Seats on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(a)	Construction of a press box/announcer's booth	\$ 350,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(b-1)	Construction	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(b-2)	Design, Engineering, Permitting	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(c)	Construct 4 additional camera locations for media	\$ 50,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(d-1)	Construction	\$ 10,000.00		40%	40%	40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(d-2)	Design, Engineering, Permitting	\$ 10,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(e)	Add outfield camera platform w/roof, railings, secure stairs	\$ 54,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(f-1)	Construction	\$ 10,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(f-2)	Design, Engineering, Permitting	\$ 10,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(g)	Supply and installation of a 750kw Site Generator	\$ 870,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(h-1)	Construction	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
7(h-2)	Design, Engineering, Permitting	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
C	TERRENCE MARTIN FIELD									
4(g)	Add equipment storage and office under TM bleachers	\$ 75,000.00			95%	95%	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00	\$ 1,250.00
4(g)-1	Construction	\$ 15,000.00			95%	95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ -
4(g)-2	Design, Engineering, Permitting	\$ 60,000.00			95%	95%	\$ 57,000.00	\$ 3,000.00	\$ 60,000.00	\$ 1,250.00
E	SITE IMPROVEMENTS									
3	Site Infrastructure - Water									
3(v)	Install sewer manholes at TM Softball Field	\$ 80,000.00			100%	100%	\$ 80,000.00	\$ -	\$ 80,000.00	\$ -
3(v)-1	Construction	\$ 10,000.00			100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
3(v)-2	Design, Engineering, Permitting	\$ 70,000.00			100%	100%	\$ 70,000.00	\$ -	\$ 70,000.00	\$ -
5	Site Infrastructure - Lighting									
5(b)-1	Additional cost to change site lighting 50ft to solar lighting	\$ 250,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
5(b)-1a	Construction	\$ 6,000.00		100%	100%	100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(b)-1b	Design, Engineering, Permitting	\$ 6,000.00		100%	100%	100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(v)-1	change the outlet perimeter wall (fence) to permeable with padding									
5(v)-1a	Construction	\$ 1,000,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-1	Construction - concrete wall portion	\$ 240,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 25,000.00			50%	50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
5(v)-1b	Design, Engineering, Permitting	\$ 75,000.00			95%	95%	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00	\$ 7,125.00
8	Add perimeter fence to entire site	\$ 300,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
8(a)	Design, Engineering, Permitting	\$ 15,000.00			30%	30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
8(b)	Construction portion	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
8(c)	Design and addition of security cameras	\$ 600,000.00								
8(c)-1	Design portion	\$ 15,000.00		30%	30%	30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
8(c)-2	Construction portion	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
10	Installation of a new duct banks for future fiber relocation	\$ 600,000.00								
10(a)	Construction	\$ 600,000.00								
10(a)-1	Field layout	\$ 30,000.00	\$ 30,000.00	100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10(a)-2	excavation	\$ 80,000.00	\$ 80,000.00	50%	50%	100%	\$ 30,000.00	\$ 30,000.00	\$ 60,000.00	\$ 6,000.00
10(a)-3	conduit material	\$ 30,000.00	\$ 30,000.00	50%	50%	100%	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 3,000.00
10(a)-4	conduit labor	\$ 80,000.00	\$ 80,000.00	50%	50%	100%	\$ 30,000.00	\$ 30,000.00	\$ 60,000.00	\$ 6,000.00
10(a)-5	concrete in trench	\$ 240,000.00	\$ 240,000.00	50%	50%	100%	\$ 120,000.00	\$ 120,000.00	\$ 240,000.00	\$ 24,000.00
10(a)-6	pull boxes/manholes material	\$ 30,000.00	\$ 30,000.00	90%	90%	90%	\$ 27,000.00	\$ 2,700.00	\$ 27,000.00	\$ 2,700.00
10(a)-7	pull boxes/manholes labor/install	\$ 30,000.00	\$ 30,000.00	90%	90%	90%	\$ 27,000.00	\$ 2,700.00	\$ 27,000.00	\$ 2,700.00
10(a)-8	warning tape / backfill above concrete	\$ 30,000.00	\$ 30,000.00	95%	95%	95%	\$ 28,500.00	\$ 1,500.00	\$ 28,500.00	\$ 2,850.00
10(a)-9	pull string in conduit	\$ 30,000.00	\$ 30,000.00	100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10(a)-10	tie-in to or stub-out for 5 services	\$ 60,000.00	\$ 60,000.00	85%	85%	85%	\$ 51,000.00	\$ 9,000.00	\$ 51,000.00	\$ 5,100.00
10(b)	Design, Engineering, Permitting	\$ 24,000.00		75%	75%	75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot	\$ 35,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
11(a)	Construction	\$ 15,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
11(b)	Design, Engineering, Permitting	\$ 20,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
P	CLOMR Improvements (Conditional Letter of Map Revision)									
1	10-foot-wide drainage swale east side	\$ 25,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side	\$ 30,000.00		100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(a)	Design portion	\$ 30,000.00		100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(b)	Construction concrete portion	\$ 30,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
3(c)	Construction railing portion	\$ 30,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading	\$ 105,300.00		100%	100%	100%	\$ 105,300.00	\$ -	\$ 105,300.00	\$ 10,530.00
4(a)	Additional site grading design portion	\$ 12,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
4(b)	Additional site grading excavate and compact	\$ 12,500.00			0%	0%	\$ -	\$ -	\$ -	\$ -
4(c)	Additional site grading hydroseeding	\$ 80,800.00			0%	0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 5,124,000.00					\$ 501,000.00	\$ 358,500.00	\$ 859,500.00	\$ 85,950.00

Total Retainage PE3 \$ 85,950.00



# MEMORANDUM

TO: Nathan Simmonds, Director, Finance & Administration  
Virgin Islands Public Finance Authority

FROM: Derek Gabriel   
Commissioner

DATE: May 29, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 4 for construction services performed by GEC, LLC for **the Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. PO-24-810-8102-688.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 4	May 15, 2025	\$16,650.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

If you have any questions or concerns, please contact Kizma L. Petersen, Chief Procurement Officer, at 340.773.1290, extension 2208, or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).



May 29, 2025

Mr. John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
Kingshill, VI 00851

RE: APPROVED PERIODICAL ESTIMATE NO. 4  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 4 for services performed by your company during the period of April 1, 2025, through May 9, 2025, relative to the above referenced contract. The payment is approved in the amount of **Sixteen Thousand, Six Hundred Fifty Dollars and Zero Cents (\$16,650.00)**.

A copy of the approved payment will be forwarded to the Virgin Islands Public Finance Authority for further processing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a printed name.

Derek Gabriel  
Commissioner

DG/klp/yb

CC: Department of Sports, Parks & Recreation  
Virgin Islands Public Finance Authority  
Contract File

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: On sign-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. John's, Virgin Islands  
NAME OF CONTRACTOR: GEC, LLC Contract No. PO-24-810-8102-888

Item No	Description of Item	QUANTITY		ORIGINAL ESTIMATE		COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		(3)	(4)	(5)	(6)	(7)	(8)		
B	PAUL E. JOSEPH STADIUM								
4	Fixed Seating	1	LS						
4(fg)	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(h)	Construction of a press box/announcer's booth	1	LS						
7(h)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(h)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ 14,000.00	\$ 21,000.00	40%
7(h)-3	Construct 4 additional camera locations for media	1	LS						
7(h)-21	Construction	1	LS	\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(h)-21	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(h)-2	Add outfield camera platform w/roof, railings, secure stairs	1	LS						
7(h)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(h)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw Site Generator	1	LS						
26(g)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
C	TERRENCE MARTIN FIELD								
4(lg)	Add equipment storage and office under TM bleachers	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(lg)-1	Construction	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
4(lg)-2	Design, Engineering, Permitting	1	LS						
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water								
3(v)	Install sewer manholes at TM Softball Field	1	LS						
3(v)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ -	\$ 80,000.00	0%
3(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting								
5(b)-1	Additional cost to change site lighting 5(b) to solar lighting	1	LS						
5(b)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(b)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 8,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding								
5(v)-1a	Construction	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
8	Add perimeter fence to entire site								
8(v)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 71,250.00	\$ 3,750.00	95%
8(v)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras								
9a	Design portion	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation								
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 588,000.00	\$ 12,000.00	98%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot								
11a	Construction	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
F	CLOMR Improvements (Conditional Letter of Map Revision)								
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(v)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(v)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(v)	Construction retaining portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading								
4(v)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(v)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(v)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
<b>Totals</b>					\$ 5,124,000.00	\$ 5,124,000.00	\$ 878,000.00	\$ 4,246,000.00	17%

SCHEDULE OF CHANGE ORDERS									
Item No	Description of Item	APPROVED CHANGE ORDER				COMPLETED TO DATE			
		Quantity	Unit of Measure	Cost Per Unit	Value	No. of Units	Value	Value of Uncompleted Work	% Completed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A	Original contract amount	\$	5,124,000.00
B	Plus Additions	\$	-
C	Less Deductions	\$	-
D	Adjusted contract amount to date	\$	5,124,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column B F row) (or add second page if applicable)	\$	888,000.00
2	Extra work performed to date	\$	-
3	Total value of work performed to date	\$	888,000.00
4	Add Materials stored at close of this period (Attach detailed schedule)	\$	81,000.00
5	Less Amount retained	\$	81,000.00
6	Net amount earned on contract work to date	\$	780,000.00
7	Other deductions	\$	-
8	Less Amount of previous payments	\$	773,500.00
9	BALANCE DUE THIS PAYMENT	\$	18,500.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Periodical Estimate are correct, that all work has been performed and/or material supplied in full accordance with the Terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS

and GEC, LLC dated 8/10 2024 and/or duly authorized

devisions, 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 Periodical Estimate, and that no part of the "Balance Due This Payment" has been received

GEC, LLC By John R. Wessell  
(Contractor) Title Managing Member  
09/15/2025 Date

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 4 for the period of 4/1/2025 through 4/30/2025 and that all work and/or material included in this Periodical Estimate has been performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate No. 4 has been inspected by the and/or my duly authorized representative or associate 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 devisions, substitutions, alterations and/or additions, all of which have been authorized by me as the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

1 Derek A. Gabriel Commissioner of Public Works Date 5/21/2025  
2 N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
3 Vincent Roberts Commissioner Designee of Sports, Parks, and Recreation Date 05/18/2025  
Trevor Williams Engineer / Architect

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT: Design/Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Cath, Virgin Islands  
NAME OF CONTRACTOR: DEC, LLC Contract No: PO-24-18-8197-888


PERIODICAL ESTIMATE NO. 4		FOR PERIOD							4-1-25 to 8-31-25	
Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete This PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
B	<b>PAUL E. JOSEPH STADIUM</b>									
4	Fired Seating									
4(a)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(a)-1	Construction of a press box/announcer's booth	\$ 350,000.00			40%	0%	\$ -	\$ -	\$ -	\$ -
7(a)-2	Design, Engineering, Permitting	\$ 35,000.00				40%	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 1,400.00
7(v)	Construct 4 additional camera locations for media									
7(v)-1	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00		40%		40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(v)	Add outfield camera platform w/roof, railings, secure stairs									
7(v)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(g)	Supply and installation of a 750kw Site Generator									
2(g)-1	Construction	\$ 870,000.00				0%	\$ -	\$ -	\$ -	\$ -
2(g)-2	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
C	<b>TERRENCE MARTIN FIELD</b>									
4(g)	Add equipment storage and office under TM bleachers									
4(g)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(g)-2	Design, Engineering, Permitting	\$ 15,000.00		95%		95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
E	<b>SITE IMPROVEMENTS</b>									
3	Site Infrastructure - Water									
3(v)	Install sewer manholes at TM Softball Field									
3(v)-1	Construction	\$ 80,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(v)-2	Design, Engineering, Permitting	\$ 10,000.00		100%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(f)-1	Additional cost to change site lighting 5(f) to solar lighting									
5(f)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(f)-1b	Design, Engineering, Permitting	\$ 6,000.00		100%		100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 800.00
5(v)-1	Change the outfield perimeter wall (fence) to concrete with padding									
5(v)-1a	Construction	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-1	Construction - concrete wall portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 29,000.00				50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
5(v)-1b	Design, Engineering, Permitting	\$ 75,000.00				95%	\$ 71,250.00	\$ -	\$ 71,250.00	\$ 7,125.00
8	Add perimeter fence to entire site									
8(a)	Design, Engineering, Permitting	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
8(b)	Construction portion	\$ 15,000.00		30%		30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9	Design and addition of security cameras									
9(a)	Design portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
9(b)	Construction portion	\$ 800,000.00								
10	Installation of a new duct banks for future fiber relocation									
10a	Construction	\$ 800,000.00								
10a(1)	Field layout	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(2)	excavation	10%	\$ 80,000.00	100%		100%	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 8,000.00
10a(3)	conduit material	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(4)	conduit labor	10%	\$ 80,000.00	100%		100%	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 8,000.00
10a(5)	concrete in trench	40%	\$ 240,000.00	100%		100%	\$ 240,000.00	\$ -	\$ 240,000.00	\$ 24,000.00
10a(6)	pull boxes/manholes material	5%	\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(7)	pull boxes/manholes labor/material	5%	\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(8)	warning tape / backfill above concrete	5%	\$ 30,000.00	95%	5%	100%	\$ 28,500.00	\$ 1,500.00	\$ 30,000.00	\$ 3,000.00
10a(9)	pull string in conduit	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(10)	tie-in to stub-out for 5 services	10%	\$ 80,000.00	85%	5%	90%	\$ 71,000.00	\$ 3,000.00	\$ 74,000.00	\$ 5,400.00
10b	Design, Engineering, Permitting	\$ 24,000.00		75%		75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium end made connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
F	<b>CLOAKR Improvements (Conditional Letter of Map Revision)</b>									
1	10-foot-wide drainage swales east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(a)	Design portion	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(b)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(c)	Construction miling portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(a)	Additional site grading design portion	\$ 105,500.00		100%		100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(b)	Additional site grading concrete and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(c)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 5,124,000.00</b>					<b>\$ 659,500.00</b>	<b>\$ 18,500.00</b>	<b>\$ 678,000.00</b>	<b>\$ 87,800.00</b>

Total Retainage PE4 \$ 87,800.00



# MEMORANDUM

TO: Nathan Simmonds, Director, Finance & Administration  
Virgin Islands Public Finance Authority

FROM: Derek Gabriel   
Commissioner

DATE: July 23, 2025

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 5 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. **PO-24-810-8102-688**.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 5	July 15, 2025	\$58,275.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

If you have any questions or concerns, please contact Kizma L. Petersen, Chief Procurement Officer, at 340.773.1290, extension 2208, or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).



July 23, 2025

Mr. John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
Kingshill, VI 00851

RE: APPROVED PERIODICAL ESTIMATE NO. 5  
**PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex**

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 5 for services performed by your company during the period of May 10, 2025, through July 15, 2025, relative to the above referenced contract. The payment is approved in the amount of **Fifty-Eight Thousand, Two Hundred Seventy-Five Dollars and Zero Cents (\$58,275.00)**.

A copy of the approved payment will be forwarded to the Virgin Islands Public Finance Authority for further processing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a printed name.

Derek Gabriel  
Commissioner

DG/klp/yb

CC: Department of Sports, Parks & Recreation  
Virgin Islands Public Finance Authority  
Contract File



GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT: Design-Build of Paul E. Joseph stadium and Sports Complex LOCATION: St. John, Virgin Islands  
NAME OF CONTRACTOR: DEC, LLC Contract No: PD-24-018-0195-081


PERIODICAL ESTIMATE NO. 8 FOR PERIOD 1-18-25 to 7-11-25

Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating									
4(a)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(a)	Construction of a press box/announcer's booth									
7(a)-1	Construction	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(a)-2	Design, Engineering, Permitting	\$ 35,000.00		40%	20%	60%	\$ 14,000.00	\$ 7,000.00	\$ 21,000.00	\$ 2,100.00
7(b)	Construct 4 additional camera locations for media									
7(b)-1	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(b)-2	Design, Engineering, Permitting	\$ 10,000.00		40%	40%	40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(c)	Add outfield camera platform/roof, railings, secure stairs									
7(c)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(c)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
26	Supply and installation of a 750kw S&E Generator									
26(a)-1	Construction	\$ 870,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(a)-2	Design, Engineering, Permitting	\$ 35,000.00		40%	40%	40%	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 1,400.00
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>									
4(a)	Add equipment storage and office under TM bleachers									
4(a)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(a)-2	Design, Engineering, Permitting	\$ 15,000.00		95%	95%	95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
3	Site Infrastructure - Water									
3(a)	Install sewer manholes at TM Softball Field									
3(a)-1	Construction	\$ 80,000.00			50%	50%	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 4,000.00
3(a)-2	Design, Engineering, Permitting	\$ 10,000.00		100%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(a)	Additional work to change site lighting 5(f) to solar lighting									
5(a)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(a)-1b	Design, Engineering, Permitting	\$ 8,000.00		100%	100%	100%	\$ 8,000.00	\$ -	\$ 8,000.00	\$ 800.00
5(b)-1	Change the outfield perimeter wall (fence) to concrete with padding									
5(b)-1a	Construction - concrete wall portion	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(b)-1a-1	Construction - padding portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(b)-1a-2	Design, Engineering, Permitting	\$ 25,000.00		50%	50%	50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
8	Add perimeter fence to entire site									
8(a)	Design, Engineering, Permitting	\$ 75,000.00		85%	5%	100%	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00	\$ 7,500.00
8(b)	Construction portion	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
9	Design and addition of security cameras									
9(a)	Design portion	\$ 15,000.00		30%	30%	30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9(b)	Construction portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
10	Installation of a new duct banks for future fiber relocation									
10(a)	Construction	\$ 600,000.00							\$ 588,000.00	\$ -
10(a)(1)	Field layout	5%	\$ 30,000.00	100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10(a)(2)	excavation	10%	\$ 60,000.00	100%	100%	100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10(a)(3)	conduit material	5%	\$ 30,000.00	100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10(a)(4)	conduit labor	10%	\$ 60,000.00	100%	100%	100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10(a)(5)	concrete in trench	40%	\$ 240,000.00	100%	100%	100%	\$ 240,000.00	\$ -	\$ 240,000.00	\$ 24,000.00
10(a)(6)	pull boxes/manholes material	5%	\$ 30,000.00	90%	90%	90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10(a)(7)	pull boxes/manholes labor/material	5%	\$ 30,000.00	80%	80%	80%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10(a)(8)	warning tape / backfill above concrete	5%	\$ 30,000.00	100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10(a)(9)	pull sizing in conduit	5%	\$ 30,000.00	100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10(a)(10)	6-in to or stub-out for 5 services	10%	\$ 60,000.00	90%	90%	90%	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 5,400.00
10(b)	Design, Engineering, Permitting	\$ 24,000.00		75%	75%	75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>F</b>	<b>CLOMIR Improvements (Conditional Letter of Map Revision)</b>									
1	10-foot-wide drainage swales east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(a)	Design portion	\$ 30,000.00		100%	100%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(a)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(a)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(a)	Additional site grading design portion	\$ 105,500.00		100%	100%	100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(a)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(a)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 5,124,000.00</b>					<b>\$ 878,000.00</b>	<b>\$ 84,750.00</b>	<b>\$ 842,750.00</b>	<b>\$ 84,275.00</b>



# MEMORANDUM

TO: Nathan Simmonds, Director, Finance & Administration  
Virgin Islands Public Finance Authority

FROM: Derek Gabriel   
Commissioner

DATE: November 12, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 6 for construction services performed by GEC, LLC for **the Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. **PO-24-810-8102-688**.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 6	November 7, 2025	\$53,550.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

If you have any questions or concerns, please contact Kizma L. Petersen, Chief Procurement Officer, at 340.773.1290, extension 2208, or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).



November 12, 2025

Mr. John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
Kingshill, VI 00851

RE: APPROVED PERIODICAL ESTIMATE NO. 6  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 6 for services performed by your company during the period of July 16, 2025, through November 7, 2025, relative to the above referenced contract. The payment is approved in the amount of **Fifty-Three Thousand, Five Hundred Fifty Dollars and Zero Cents (\$53,550.00)**.

A copy of the approved payment will be forwarded to the Virgin Islands Public Finance Authority for further processing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue circular stamp or seal.

Derek Gabriel  
Commissioner

DG/klp/yb

CC: Department of Sports, Parks & Recreation  
Virgin Islands Public Finance Authority  
Contract File

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: GEC, LLC Contract No. PG-24-816-8192-898

Item No	Description of Item	FOR PERIOD 7-18-25 to 11-07-25							
		Quantity	Unit of Measure	ORIGINAL ESTIMATE		COMPLETED TO DATE		Value of Uncompleted Work	% Completed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>								
4	Fixed Seating	1	LS						
4(g)	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(h)	Construction of a press box/announcer's booth	1	LS						
7(h)-1	Design, Engineering, Permitting	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(h)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ 21,000.00	\$ 14,000.00	60%
7(h)	Construct 4 additional camera locations for media	1	LS						
7(h)-2a	Construction	1	LS	\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(h)-2b	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 5,500.00	\$ 4,500.00	95%
7(h)	Add outfield camera platform w/roof, railings, secure stairs	1	LS						
7(h)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(h)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw Site Generator	1	LS						
26(g)-1	Construction	1	LS	\$ 789,000.00	\$ 789,000.00	1.0	\$ -	\$ 789,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 118,000.00	\$ 118,000.00	1.0	\$ 72,000.00	\$ 44,000.00	62%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
4(g)	Add equipment storage and office under TM bleachers	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(g)-1	Construction	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
4(g)-2	Design, Engineering, Permitting	1	LS						
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
3	Site Infrastructure - Water	1	LS						
3(v)	Install sewer manholes at TM Softball Field	1	LS						
3(v)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ 40,000.00	\$ 40,000.00	50%
3(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting	1	LS						
5(v)-1	Additional cost to change site lighting 5(v) to solar lighting	1	LS						
5(v)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding	1	LS						
5(v)-1a	Construction	1	LS						
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
6	Add perimeter fence to entire site	1	LS						
6(v)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 75,000.00	\$ -	100%
6(v)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and add-on of security cameras	1	LS						
9a	Design portion	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation	1	LS						
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 588,000.00	\$ 12,000.00	98%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot	1	LS						
11a	Construction	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>								
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side	1	LS						
3(v)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(v)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(v)	Construction retaining portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading	1	LS						
4(v)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(v)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(v)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and possession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
<b>Totals</b>					\$ 5,124,000.00	\$ 5,124,000.00	\$ 1,002,250.00	\$ 4,121,750.00	20%

SCHEDULE OF CHANGE ORDERS									
Item No	Description of Item	APPROVED CHANGE ORDER				COMPLETED TO DATE			
		Quantity	Unit of Measure	Cost Per Unit	Value	No. of Units	Value	Value of Uncompleted Work	% Completed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A	Original contract amount	\$	5,124,000.00
B	Plus Additions	\$	
C	Less Deductions	\$	
D	Adjusted contract amount to date	\$	5,124,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 6 Form) (or add second page if applicable)	\$	1,002,250.00
2	Extra work performed to date	\$	
3	Total value of work performed to date	\$	1,002,250.00
4	Add Materials stored at close of this period (Attached detailed schedule)	\$	
5	Less Amount retained	\$	100,225.00
6	Net amount earned on contract work to date	\$	902,025.00
7	Other deductions	\$	
8	Less Amount of previous payments	\$	848,475.00
9	BALANCE DUE THIS PAYMENT	\$	53,550.00

4. CERTIFICATION OF CONTRACTOR

I, the undersigned, certify that all items and amounts shown on the face of this Periodic Estimate are correct, that all work has been performed and/or material supplied in full accordance with the Terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS

and GEC, LLC dated 9/10 2024 and/or duly authorized

directions, 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]  
11/12/2025 (Date) Title Manager

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodic Estimate No. 6 for the period of 7/18/2025 through 11-7-25 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 has been performed and/or material supplied by the contractor, that all work and/or material included in this Periodic Estimate No. 6 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 directions, substitutions, alterations and/or additions, all of which have been in full compliance with the Terms and Conditions of the GOVERNMENT OF THE VIRGIN ISLANDS

1. [Signature] Date 11/12/2025  
Derek A. Gabriel, Commissioner of Public Works

2. N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
Vincent Roberts, Commissioner of Sports, Parks and Recreation

3. [Signature] Date 11-12-2025  
Terrell Roberts, Architect/Engineer

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET


NAME OF PROJECT: Design-Sub of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
NAME OF CONTRACTOR: GEC, LLC CONTRACT NO: PD-25-18-0187-628

Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	FOR PERIOD		% Complete previous	% Complete this PE	\$ Completed to date	Retainage
						% Completed to date	\$ Complete previous				
PERIODICAL ESTIMATE NO 8 7-16-21 to 11-07-21											
B	PAUL E. JOSEPH STADIUM										
4	Fixed Seating										
4(a)	Becks on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts										
7(a)	Construction of a press box/announcer's booth	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(a)-1	Construction	\$ 35,000.00				80%	\$ 21,000.00	\$ -	\$ -	\$ 21,000.00	\$ 2,100.00
7(a)-2	Design, Engineering, Permitting			80%							
7(b)	Construct 4 additional camera locations for media	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(b)-1	Construction	\$ 10,000.00				40%	\$ 4,000.00	\$ 1,500.00	\$ -	\$ 5,500.00	\$ 550.00
7(b)-2	Design, Engineering, Permitting			15%							
7(c)	Add outfield camera platform w/roof, railings, secure stairs	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(c)-1	Construction	\$ 11,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(c)-2	Design, Engineering, Permitting										
7(d)	Supply and installation of a 750kw Site Generator	\$ 788,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-1	Construction	\$ 235,000.00	\$ 235,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-2	Supply generator	\$ 65,000.00	\$ 65,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-3	Supply Automatic Transfer Switch	\$ 95,000.00	\$ 95,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-4	Supply Transformer	\$ 75,000.00	\$ 75,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-5	Supply fuel tank	\$ 37,000.00	\$ 37,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-6	Supply mechanical equipment	\$ 137,000.00	\$ 137,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-7	Construct generator building	\$ 35,000.00	\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-8	Install generator in building	\$ 15,000.00	\$ 15,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-9	Install Automatic Transfer Switch	\$ 10,000.00	\$ 10,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-10	Install Transformer pad	\$ 25,000.00	\$ 25,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-11	Install Transformer	\$ 45,000.00	\$ 45,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
7(d)-12	Install Fuel tank pad										
7(d)-13	Install Fuel tank										
7(d)-14	Design, Engineering, Permitting	\$ 118,000.00								\$ 72,000.00	\$ -
7(d)-15	Design, Engineering, Permitting ERS Engineering - overall	\$ 96,000.00		14.58333%	80.41667%	75%	\$ 14,000.00	\$ 56,000.00	\$ -	\$ 77,000.00	\$ 7,300.00
7(d)-16	Design, Engineering, Permitting generator building	\$ 20,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
G	TERRENCE MARTIN FIELD										
4(a)	Add equipment storage and office under TM bleachers	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(a)-1	Construction	\$ 15,000.00				95%	\$ 14,250.00	\$ -	\$ -	\$ 14,250.00	\$ 1,425.00
4(a)-2	Design, Engineering, Permitting			95%							
E	SITE IMPROVEMENTS										
3	Site Infrastructure - Water										
3(a)	Install sewer manholes at TM Softball Field	\$ 80,000.00				50%	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 4,000.00
3(a)-1	Construction	\$ 10,000.00				100%	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 1,000.00
3(a)-2	Design, Engineering, Permitting										
5	Site Infrastructure - Lighting										
5(a)	Additional cost to change site lighting 5(a) to solar lighting	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
5(a)-1	Construction	\$ 8,000.00				100%	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00	\$ 600.00
5(a)-1a	Design, Engineering, Permitting										
5(a)-1b	Change the ceiling perimeter wall (fence) to concrete with pedding	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
5(a)-1c	Construction	\$ 240,000.00				50%	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00	\$ 1,250.00
5(a)-1d	Construction - concrete wall portion	\$ 29,000.00									
5(a)-1e	Construction - pedding portion	\$ 75,000.00				100%	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00	\$ 7,500.00
5(a)-1f	Design, Engineering, Permitting	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
6	Add perimeter fence to entire site	\$ 15,000.00				30%	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00	\$ 450.00
6(a)	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
6(b)	Construction portion										
6(c)	Design and add-on of security cameras										
7	Installation of a new duct banks for future fiber relocation	\$ 600,000.00								\$ 586,000.00	\$ -
10a	Construction										
10a(1)	Field layout	\$ 30,000.00	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 3,000.00
10a(2)	excavation	\$ 60,000.00	\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00	\$ 6,000.00
10a(3)	conduit material	\$ 30,000.00	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 3,000.00
10a(4)	conduit labor	\$ 60,000.00	\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00	\$ 6,000.00
10a(5)	concrete in trench	\$ 240,000.00	\$ 240,000.00	100%		100%	\$ 240,000.00	\$ -	\$ -	\$ 240,000.00	\$ 24,000.00
10a(6)	pull boxes/manholes material	\$ 30,000.00	\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ -	\$ 27,000.00	\$ 2,700.00
10a(7)	pull boxes/manholes labor/install	\$ 30,000.00	\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ -	\$ 27,000.00	\$ 2,700.00
10a(8)	warning tape / backfill above concrete	\$ 30,000.00	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 3,000.00
10a(9)	pull string in conduit	\$ 30,000.00	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 3,000.00
10a(10)	tie-in to or stub-out for S services	\$ 60,000.00	\$ 60,000.00	90%		90%	\$ 54,000.00	\$ -	\$ -	\$ 54,000.00	\$ 5,400.00
10a(11)	Construction										
10b	Design, Engineering, Permitting	\$ 24,000.00				75%	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium end media connection panel at the parking lot	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
11a	Construction	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting										
F	CLOAR Improvements (Conditional Letter of Map Revision)										
1	10-foot-wide drainage swale east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side										
3(a)	Design portion	\$ 30,000.00				100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 3,000.00
3(b)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
3(c)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
4	Additional site grading										
4(a)	Additional site grading design portion	\$ 105,500.00				100%	\$ 105,500.00	\$ -	\$ -	\$ 105,500.00	\$ 10,550.00
4(b)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(c)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 5,124,000.00					\$ 942,760.00	\$ 58,500.00	\$ -	\$ 1,097,250.00	\$ 109,225.00



# MEMORANDUM

TO: Nathan Simmonds, Director, Finance & Administration  
Virgin Islands Public Finance Authority

FROM: Derek Gabriel   
Commissioner

DATE: November 22, 2024

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 11 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. **PO-24-810-8102-688**.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 10	October 30, 2024	\$248,400.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

If you have any questions or concerns, please contact Kizma L. Petersen, Chief Procurement Officer, at 340.773.1290, extension 2257, or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).



November 22, 2024

Mr. John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
Kingshill, VI 00851

RE: APPROVED PERIODICAL ESTIMATE NO. 1  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 1 and the Schedule of Amounts for Contract Payments for services performed by your company during the period of October 4, 2024, through October 28, 2024, relative to the above referenced contract. The payment is approved in the amount of **Two Hundred Forty-Eight Thousand, Four Hundred Dollars and Zero Cents (\$248,400.00)**.

A copy of the approved payment will be forwarded to the Virgin Islands Public Finance Authority for further processing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a printed name.

Derek Gabriel  
Commissioner

DG/klp

CC: Department of Sports, Parks & Recreation  
Virgin Islands Public Finance Authority  
Contract File

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. John, Virgin Islands  
 NAME OF CONTRACTOR: OEC, LLC Contract No. PG-34-016-012-008

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Measure	Cost Per Unit	Value	No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>								
4	Ford Sealing	1	LS						
4(a)	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(a)	Construction of a press box/announcer's booth	1	LS						
7(a)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(a)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
7(v)	Construct 4 additional camera locations for media	1	LS						
7(v)-1	Construction	1	LS	\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(v)	Add outfield camera platform w/roof, railings, secure stairs	1	LS						
7(v)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
2(a)	Supply and installation of a 750kw Site Generator	1	LS						
2(a)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
2(a)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
4(a)	Add equipment storage and office under TM bleachers	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(a)-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(a)-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
3	Site Infrastructure - Water	1	LS						
3(v)	Install sewer manholes at TM Softball Field	1	LS						
3(v)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ -	\$ 80,000.00	0%
3(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting	1	LS						
5(a)-1	Additional cost to change site lighting 5(a) to solar lighting	1	LS						
5(a)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(a)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding	1	LS						
5(v)-1a	Construction	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
5(v)-1b	Design, Engineering, Permitting	1	LS						
8	Add perimeter fence to entire site	1	LS						
8(a)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 71,250.00	\$ 3,750.00	95%
8(b)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras	1	LS						
9a	Design portion	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation	1	LS						
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ -	\$ 600,000.00	0%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot	1	LS						
11a	Construction	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>								
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side	1	LS						
3(a)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(a)-1	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(a)-2	Construction railing portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ -	\$ 105,500.00	0%
4(a)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(a)-1	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
<b>Totals</b>					\$ 5,124,000.00	\$ 5,124,000.00	\$ 276,000.00	\$ 4,848,000.00	5%

Item No.	Description of Item	APPROVED CHANGE ORDER				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Measure	Cost Per Unit	Value	No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$	5,124,000.00
B. Plus Additions	\$	-
C. Less Deductions	\$	-
D. Adjusted contract amount to date	\$	5,124,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column B From) (or add second page if applicable)	\$	276,000.00
2. Extra work performed to date	\$	-
3. Total value of work performed to date	\$	276,000.00
4. Add: Materials stored at close of this period (Attached detailed schedule)	\$	-
5. Less: Amount retained	\$	27,600.00
6. Net amount earned on contract work to date	\$	248,400.00
7. Other deductions	\$	-
8. Less: Amount of previous payments	\$	-
9. BALANCE DUE THIS PAYMENT	\$	248,400.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Periodical Estimate are correct, that all work has been performed and/or material supplied in full accordance with the Terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS

and OEC, LLC dated 8/10/2024 and/or duly authorized representatives, 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 Periodical Estimate, as of the date of this Payment. This Payment has been received.

OEC, LLC (Contractor) Date: 11/22/2024  
 By: John H. White, Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified the Periodical Estimate No. 1 for the period of 10/14/2024 through 10/26/2024 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 Periodical Estimate has been performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate 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 Contract, drawings, plans and specifications, and/or duly authorized substitutions, alterations, and/or additions, all of which are attached hereto and are hereby approved as the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

Doris A. O'Neil, Commissioner of Parks, Recreation and Culture  
 Date: 11/22/2024  
 N/A - Pursuant to DPP Memorandum No. 005-2023  
 Calvert White, Commissioner of Sports, Parks and Recreation  
 Date: N/A  
 Date: 11-12-2024

GOVERNMENT OF THE VIRGIN ISLANDS  
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT: Design/Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GBS, LLC Contract No.: PO-2010-01073-000

Item No.	Description of Item	Value	Sub-Value	% Complete previous	FOR PERIOD			% Completed to date	Retainage
					% Complete this PE	\$ Complete previous	\$ Complete this PE		
PERIODICAL ESTIMATE NO. 1									
FOR PERIOD 10-1-24 to 10-28-24									
S	PAUL E. JOSEPH STADIUM								
4	Fixed Seating								
4(B)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00			0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at diagonals								
7(M)	Construction of a press box/announcer's booth								
7(N)-1	Construction	\$ 300,000.00			0%	\$ -	\$ -	\$ -	\$ -
7(N)-2	Design, Engineering, Permitting	\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -
7(N)-21	Construction	\$ 50,000.00			0%	\$ -	\$ -	\$ -	\$ -
7(N)-21	Design, Engineering, Permitting	\$ 10,000.00			40%	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 400.00
7(N)	Add outfield camera platform w/roof, railings, secure stairs								
7(N)-1	Construction	\$ 54,000.00			0%	\$ -	\$ -	\$ -	\$ -
7(N)-2	Design, Engineering, Permitting	\$ 10,000.00			0%	\$ -	\$ -	\$ -	\$ -
7(N)2	Supply and installation of a 750kw Site Generator								
26(G)-1	Construction	\$ 870,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(G)-2	Design, Engineering, Permitting	\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -
C	TERRENCE MARTIN FIELD								
4(B)	Add equipment storage and office under TM bleachers								
4(G)-1	Construction	\$ 75,000.00			95%	\$ 71,250.00	\$ 71,250.00	\$ 71,250.00	\$ 1,425.00
4(G)-2	Design, Engineering, Permitting	\$ 15,000.00			95%	\$ 14,250.00	\$ 14,250.00	\$ 14,250.00	\$ 1,425.00
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water								
3(V)-1	Install sewer manholes at TM Softball Field								
3(V)-1	Construction	\$ 80,000.00			0%	\$ -	\$ -	\$ -	\$ -
3(V)-2	Design, Engineering, Permitting	\$ 10,000.00			100%	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting								
5(V)-1	Additional cost to change site lighting 5(G) to solar lighting								
5(G)-1a	Construction	\$ 250,000.00			0%	\$ -	\$ -	\$ -	\$ -
5(G)-1b	Design, Engineering, Permitting	\$ 6,000.00			100%	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 600.00
5(V)-1	change the electrical perimeter wall (fence) to concrete with padding								
5(V)-1a	Construction - concrete wall portion	\$ 1,000,000.00			0%	\$ -	\$ -	\$ -	\$ -
5(V)-1a-2	Construction - padding portion	\$ 240,000.00			0%	\$ -	\$ -	\$ -	\$ -
5(V)-1b	Design, Engineering, Permitting	\$ 25,000.00			90%	\$ 22,500.00	\$ 22,500.00	\$ 22,500.00	\$ 2,500.00
6	Add perimeter fence to entire site								
6(V)-1	Design, Engineering, Permitting	\$ 75,000.00			95%	\$ 71,250.00	\$ 71,250.00	\$ 71,250.00	\$ 7,125.00
6(V)-2	Construction portion	\$ 300,000.00			0%	\$ -	\$ -	\$ -	\$ -
9	Design and addition of security cameras								
9a	Design portion	\$ 15,000.00			30%	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 450.00
9b	Construction portion	\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -
10	Installation of a new duct bank for future fiber relocation								
10a	Construction	\$ 600,000.00			0%	\$ -	\$ -	\$ -	\$ -
10b	Design, Engineering, Permitting	\$ 24,000.00			75%	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot								
11a	Construction	\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00			0%	\$ -	\$ -	\$ -	\$ -
F	CLOMR Improvements (Conditional Letter of Map Revision)								
1	10-foot-wide drainage swale east side	\$ 25,000.00			0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00			0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side								
3(V)	Design portion	\$ 30,000.00			100%	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00
3(V)	Construction concrete portion	\$ 30,000.00			0%	\$ -	\$ -	\$ -	\$ -
3(V)	Construction retaining portion	\$ 30,000.00			0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading								
4(V)	Additional site grading design portion	\$ 105,500.00			100%	\$ 105,500.00	\$ 105,500.00	\$ 105,500.00	\$ 10,550.00
4(V)	Additional site grading excavate and compact	\$ 12,000.00			0%	\$ -	\$ -	\$ -	\$ -
4(V)	Additional site grading hydroseeding	\$ 12,800.00			0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for fields and concession equipment	\$ 500,000.00			0%	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 5,124,000.00</b>				<b>\$ -</b>	<b>\$ 276,000.00</b>	<b>\$ 276,000.00</b>	<b>\$ 27,600.00</b>

GOVERNMENT OF THE VIRGIN ISLANDS

DPP-SOA-79-86  
REVISED

Sheet No. 1 of 2

SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS

(Original Estimate)  
PART A

Project Name: Design-Build of Paul E. Joseph Stadium and Sports Complex Supplemental 2

Project No. PO-24-810-8102-688

Name and Address of Contractor: GEC, LLC P.O. BOX 1656 KINGSHILL, VI 00851

Nature of Contract: New Stadium and Little League field

Contract No. PO-24-810-8102-688

Approved By: *[Signature]*

For: GEC, LLC

Date: 10-30-24

Approved By:

(Name of Contractor)

Date:

(Constructing Agency)

(Table)							
Item No.	Description of Item	Quantity & Unit of Measure	Labor Cost Dollars	Material Cost Dollars	Other Cost Dollars	Total Value	Cost Per Unit
1	2	3	4	5	6	7	8
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>						
4	Fixed Seating						
4(i)(g)	Backs on bleachers - 50 Premium Seats behind Home Plate		\$ 50,000.00	\$ 100,000.00		\$ 150,000.00	
7	Camera stands at dugouts						
7(ii)	Construction of a press box/announcer's booth		\$ 150,000.00	\$ 200,000.00		\$ 350,000.00	
7(iii)-1	Construction				\$ 35,000.00	\$ 35,000.00	
7(iii)-2	Design, Engineering, Permitting						
7(iv)	Construct 4 additional camera locations for media						
7(v)-21	Construction		\$ 40,000.00	\$ 10,000.00		\$ 50,000.00	
7(v)-21	Design, Engineering, Permitting				\$ 10,000.00	\$ 10,000.00	
7(v)	Add outfield camera platform w/roof, railings, secure stairs						
7(v)-1	Construction		\$ 10,000.00	\$ 44,000.00		\$ 54,000.00	
7(v)-2	Design, Engineering, Permitting				\$ 10,000.00	\$ 10,000.00	
26(g)	Supply and installation of a 750kw Site Generator						
26(g)-1	Construction		\$ 100,000.00	\$ 770,000.00		\$ 870,000.00	
26(g)-2	Design, Engineering, Permitting				\$ 35,000.00	\$ 35,000.00	
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>						
4(i)(g)	Add equipment storage and office under TM bleachers						
4(i)(g)-1	Construction		\$ 50,000.00	\$ 25,000.00		\$ 75,000.00	
4(i)(g)-2	Design, Engineering, Permitting				\$ 15,000.00	\$ 15,000.00	
<b>E</b>	<b>SITE IMPROVEMENTS</b>						
3	Site Infrastructure - Water						
3(v)	Install sewer manholes at TM Softball Field						
3(v)-1	Construction		\$ 10,000.00	\$ 70,000.00		\$ 80,000.00	
3(v)-2	Design, Engineering, Permitting				\$ 10,000.00	\$ 10,000.00	
5	Site Infrastructure - Lighting						
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting						
5(iii)-1a	Construction		\$ 50,000.00	\$ 200,000.00		\$ 250,000.00	
5(iii)-1b	Design, Engineering, Permitting				\$ 6,000.00	\$ 6,000.00	
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding						
5(v)-1a	Construction						
5(v)-1a-1	Construction - concrete wall portion		\$ 500,000.00	\$ 500,000.00		\$ 1,000,000.00	
5(v)-1a-2	Construction - padding portion		\$ 120,000.00	\$ 120,000.00		\$ 240,000.00	
5(v)-1b	Design, Engineering, Permitting				\$ 25,000.00	\$ 25,000.00	
8	Add perimeter fence to entire site						
8(i)	Design, Engineering, Permitting				\$ 75,000.00	\$ 75,000.00	
8(ii)	Construction Portion		\$ 50,000.00	\$ 250,000.00		\$ 300,000.00	
9	Design and addition of security cameras						
9a	Design portion				\$ 15,000.00	\$ 15,000.00	
9b	Construction		\$ 5,000.00	\$ 30,000.00		\$ 35,000.00	
10	Installation of a new duct banks for future fiber relocation						
10a	Construction		\$ 100,000.00	\$ 500,000.00		\$ 600,000.00	
10b	Design, Engineering, Permitting				\$ 24,000.00	\$ 24,000.00	
11	Design for camera connections at stadium and media connection panel at the parking lot						
11a	Construction		\$ 10,000.00	\$ 25,000.00		\$ 35,000.00	
11b	Design, Engineering, Permitting				\$ 15,000.00	\$ 15,000.00	
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>						
1	10-foot-wide drainage swale east side		\$ 20,000.00	\$ 5,000.00		\$ 25,000.00	
2	Drainage swale west side		\$ 10,000.00	\$ 5,000.00		\$ 15,000.00	
3	Concrete retaining wall east side						
3(i)	Design portion				\$ 30,000.00	\$ 30,000.00	
3(ii)	Construction concrete portion		\$ 10,000.00	\$ 20,000.00		\$ 30,000.00	
3(iii)	Construction railing portion		\$ 5,000.00	\$ 25,000.00		\$ 30,000.00	
4	Additional site grading						
4(i)	Additional site grading design portion				\$ 105,500.00	\$ 105,500.00	
4(ii)	Additional site grading excavate and compact		\$ 12,000.00			\$ 12,000.00	
4(iii)	Additional site grading hydroseeding		\$ 12,500.00			\$ 12,500.00	
ALL-1	Allowance for field and concession equipment		\$ 50,000.00	\$ 450,000.00		\$ 500,000.00	
<b>Totals</b>			<b>\$ 1,364,500.00</b>	<b>\$ 3,349,000.00</b>	<b>\$ 410,500.00</b>	<b>\$ 5,124,000.00</b>	

**SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS**

**PART B**

**ESTIMATED SCHEDULE OF PAYMENTS**

Period Covered	Monthly Payments	Retainage	ACCUMULATIVE TOTALS		Balance
			Amount Paid	Retainage Held	
10/4 to 10/28/24	\$ 276,000	\$ 27,600			
10/29 to 11/30/24	\$ 500,000	\$ 50,000			
12/1 to 12/31/24	\$ 750,000	\$ 75,000			
1/1 to 1/31/25	\$ 600,000	\$ 60,000			
2/1 to 2/28/25	\$ 625,000	\$ 62,500			
3/1 to 3/31/25	\$ 625,000	\$ 62,500			
4/1 to 4/30/25	\$ 625,000	\$ 62,500			
5/1 to 5/28/25	\$ 600,000	\$ 60,000			
6/1 to 6/28/25	\$ 523,000	\$ -			
<b>TOTAL</b>	<b>\$ 5,124,000</b>	<b>\$ 460,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Approved By:-

Date:-

Contractor GEC, LLC \_\_\_\_\_ *[Signature]*

10/30/2024 \_\_\_\_\_

Arch/Eng. *[Signature]* \_\_\_\_\_

11/12/2024 \_\_\_\_\_

Owner N/A Pursuant to DPP Memorandum 005-2023 \_\_\_\_\_

N/A \_\_\_\_\_

Public Works *[Signature]* \_\_\_\_\_

*[Signature]* 11/26/2024 \_\_\_\_\_

Federal Agency \_\_\_\_\_

Contracting Officer N/A Pursuant to DPP Memorandum 005-2023 \_\_\_\_\_

N/A \_\_\_\_\_