




MEMORANDUM

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

FROM: Derek Gabriel 
Commissioner

DATE: February 26, 2024

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 9 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. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 9	February 16, 2024	\$51,723.00

The funding source for this payment is the **Internal Revenue Matching Funds** pursuant to Act No. 8326.

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.

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT:
NAME OF CONTRACTOR
PERIODICAL ESTIMATE NO.

Supplemental Contract Paul E. Joseph Stadium and Sports Complex
GEC, LLC

LOCATION: St. Croix, Virgin Islands
Contract No. C003ASPRC15(GEC)

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	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, AV Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 28,050.00	\$ 46,950.00	37.40%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 21,400.00	\$ 17,100.00	55.58%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 7,265.00	\$ 12,735.00	36.33%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 7,355.00	\$ 12,645.00	36.78%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 188,000.00	\$ 112,000.00	60.00%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 872,000.00	\$ 18,000.00	97.98%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
C TERRENCE MARTIN FIELD									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 9,250.00	\$ 83,250.00	10.00%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 94,300.00	\$ 20,700.00	82.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 23,000.00	\$ 207,000.00	10.00%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 232,000.00	\$ 38,000.00	85.93%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
D CRUCIAN CHRISTMAS CARNIVAL VILLAGE									
No Scope									
E SITE IMPROVEMENTS									
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	1.0	\$ 7,700.00	\$ 69,300.00	10.00%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
Totals				\$ 4,100,000.00	\$ 4,100,000.00		\$ 2,322,902.50	\$ 1,777,097.50	56.7%

SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	Quantity	Unit of Measure	Cost Per Unit	Value	COMPLETED TO DATE		Value of Uncompleted Work	% Completed
						No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ -
C. Less: Deductions	\$ -
D. Adjusted contract amount to date	\$ 4,100,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 2,322,902.50
2. Extra work performed to date	\$ -
3. Total value of work performed to date	\$ 2,322,902.50
4. Add Materials stored at close of this period (Attached detailed schedule)	\$ -
5. Less: Amount retained	\$ 232,280.25
6. Net amount earned on contract work to date	\$ 2,090,612.25
7. Other deductions	\$ -
8. Less: Amount of previous payments	\$ 2,038,889.25
9. BALANCE DUE THIS PAYMENT	\$ 51,723.00

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 2-26-22 and/or duly authorized

deviations, substitutions, alterations, and/or additions; that the following is a true and correct statement of the contract amount up to and including the last day of the period covered by this Periodical Estimate, and that no part of the "Balance Due This Payment" has been received.

GEC, LLC
(Contractor)
2-16-24
(Date)

By John R. Wessel
Title: Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No 9 for the period of 12/28/2023 through 2/12/2024 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 include 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 9 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. <u>Derek A. Gabriel, Commissioner of Public Works</u> | Date <u>2/26/2024</u> |
| 2. <u>N/A - Pursuant to DPP Memorandum No. 005-2023</u>
Calvert White, Commissioner of Sports, Parks and Recreation | Date <u>N/A</u> |
| 3. <u>Tawana Nicholas, Chief Engineer, VI Department of Public Works</u> | Date <u>02-21-2024</u> |
| 4. <u>N/A - Pursuant to DPP Memorandum No. 005-2023</u>
Usa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement | Date <u>N/A</u> |

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION: St. Cruz, Virgin Islands

NAME OF CONTRACTOR

OEC, LLC

Contract No: 008ASPRC15(06C)

PERIODICAL ESTIMATE NO:

9

FOR PERIOD


12-28-23 to 2-13-24

Item No.	Description of Item	Value	Est Value	% Complete Previous	% Complete this PE	% Completed to date	A			Subtotal complete to date moved to PE line	Retainage to date
							\$ Complete previous	\$ Complete this PE	\$ Completed to date		
B PAUL E. JOSEPH STADIUM											
4	Fixed Seating	\$ 55,500.00	\$ 55,500.00	100.0%	100%	100%	\$ 55,500.00	\$ -	\$ 55,500.00	\$ 514,700.00	\$ 5,500.00
4(a)	Contract Execution, Bonds, Insurance										
4(b)	Detailed SOV for fixed seating										
4(a1)	Concrete materials for support walls under bleachers A section	\$ 17,500.00	\$ 17,500.00	100.0%	100%	100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00
4(a2)	Concrete materials for support walls under bleachers C section	\$ 17,500.00	\$ 17,500.00	100.0%	100%	100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00
4(b1)	Concrete labor support walls under bleachers A Section	\$ 27,500.00	\$ 27,500.00	100.0%	100%	100%	\$ 27,500.00	\$ -	\$ 27,500.00	\$ -	\$ 2,750.00
4(b2)	Concrete labor support walls under bleachers C section	\$ 27,500.00	\$ 27,500.00	100.0%	100%	100%	\$ 27,500.00	\$ -	\$ 27,500.00	\$ -	\$ 2,750.00
4(c1)	Concrete material bleachers for bleacher seats A Section	\$ 45,000.00	\$ 45,000.00	100.0%	100%	100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	\$ 4,500.00
4(c2)	Concrete material bleachers for bleacher seats C Section	\$ 45,000.00	\$ 45,000.00	97.0%	43%	100%	\$ 25,650.00	\$ 19,350.00	\$ 45,000.00	\$ -	\$ 4,500.00
4(d1)	Concrete labor bleachers for bleacher seats Section A (7 pours)										
	Pour 1	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 2	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 3	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 4	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 5	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 6	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 7	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
4(d2)	Concrete labor bleachers for bleacher seats Section C (7 pours)										
	Pour 1	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 2	\$ 10,000.00	\$ 10,000.00	95.0%	5%	100%	\$ 9,500.00	\$ 500.00	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 3	\$ 10,000.00	\$ 10,000.00	95.0%	5%	100%	\$ 9,500.00	\$ 500.00	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 4	\$ 10,000.00	\$ 10,000.00	95.0%	5%	100%	\$ 9,500.00	\$ 500.00	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 5	\$ 10,000.00	\$ 10,000.00	30.0%	70%	100%	\$ 3,000.00	\$ 7,000.00	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 6	\$ 10,000.00	\$ 10,000.00	30.0%	70%	100%	\$ 3,000.00	\$ 7,000.00	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 7	\$ 10,000.00	\$ 10,000.00	30.0%	70%	100%	\$ 3,000.00	\$ 7,000.00	\$ 10,000.00	\$ -	\$ 1,000.00
4(e)	Aluminum benches with backs material - A Section	\$ 132,200.00	\$ 132,200.00	100.0%	100%	100%	\$ 132,200.00	\$ -	\$ 132,200.00	\$ -	\$ 13,220.00
4(f)	Aluminum benches with backs installation	\$ 40,300.00	\$ 40,300.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts	\$ 15,000.00	\$ 15,000.00	100.0%	100%	100%	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 8,182.50	\$ -
7(a)	Contract Execution, Bonds, Insurance	\$ 1,500.00	\$ 1,500.00	100.0%	100%	100%	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 150.00
7(b)	Four dugout camera stand walls	\$ 13,500.00	\$ 13,500.00	37.5%	12.0%	49.50%	\$ 5,062.50	\$ 1,837.50	\$ 6,900.00	\$ -	\$ 888.25
11	Concession Areas	\$ 75,000.00	\$ 75,000.00	100.0%	100%	100%	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 28,040.00	\$ -
11(a)	Contract Execution, Bonds, Insurance	\$ 7,500.00	\$ 7,500.00	100.0%	100%	100%	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -	\$ 750.00
11(b)	Interior block walls	\$ 30,000.00	\$ 30,000.00	88.5%	88.50%	88.50%	\$ 26,550.00	\$ -	\$ 26,550.00	\$ -	\$ 2,958.00
11(c)	Paint - ceiling only	\$ 800.00	\$ 800.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(d)	Door and rolling shutter	\$ 22,500.00	\$ 22,500.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(e)	Floor finishes - sealed concrete	\$ 1,800.00	\$ 1,800.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(f)	Wall tile floor to ceiling	\$ 12,800.00	\$ 12,800.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: Concession Equipment is a la carte item J										
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir)	\$ 36,500.00	\$ 36,500.00	100.0%	100%	100%	\$ 36,500.00	\$ -	\$ 36,500.00	\$ 21,400.00	\$ -
13(a)	Contract Execution, Bonds, Insurance	\$ 3,850.00	\$ 3,850.00	100.0%	100%	100%	\$ 3,850.00	\$ -	\$ 3,850.00	\$ -	\$ 385.00
13(b)	First Aid and Souvenir Shop	\$ 30,000.00	\$ 30,000.00	58.5%	58.50%	58.50%	\$ 17,550.00	\$ -	\$ 17,550.00	\$ -	\$ 1,755.00
13(c)	Interior block walls	\$ 850.00	\$ 850.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13(d)	Paint - ceiling only	\$ 3,000.00	\$ 3,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13(e)	Doors	\$ 1,000.00	\$ 1,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13(f)	Floor finishes - sealed concrete	\$ 1,000.00	\$ 1,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
16	Elevator	\$ 195,000.00	\$ 195,000.00	100.0%	100%	100%	\$ 195,000.00	\$ -	\$ 195,000.00	\$ 189,000.00	\$ 1,890.00
16(a)	Contract Execution, Bonds, Insurance	\$ 19,500.00	\$ 19,500.00	100.0%	100%	100%	\$ 19,500.00	\$ -	\$ 19,500.00	\$ -	\$ 1,950.00
16(b)	Subcontractor Cost Elevator	\$ 180,500.00	\$ 180,500.00	100.0%	100%	100%	\$ 180,500.00	\$ -	\$ 180,500.00	\$ -	\$ 18,940.00
16(c)	Install elevator	\$ 15,000.00	\$ 15,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00	\$ 20,000.00	100.0%	100%	100%	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 7,268.00	\$ -
17(a)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	100%	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 200.00
17(b)	Interior block walls	\$ 9,000.00	\$ 9,000.00	58.5%	58.50%	58.50%	\$ 5,265.00	\$ -	\$ 5,265.00	\$ -	\$ 526.50
17(c)	Paint	\$ 2,000.00	\$ 2,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17(d)	Doors	\$ 5,000.00	\$ 5,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17(e)	Floor finishes - sealed concrete	\$ 2,000.00	\$ 2,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00	\$ 20,000.00	100.0%	100%	100%	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 7,866.00	\$ -
18(a)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	100%	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 200.00
18(b)	Interior block walls	\$ 9,000.00	\$ 9,000.00	58.5%	58.50%	58.50%	\$ 5,355.00	\$ -	\$ 5,355.00	\$ -	\$ 535.50
18(c)	Paint	\$ 2,000.00	\$ 2,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18(d)	Doors	\$ 5,000.00	\$ 5,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18(e)	Floor finishes	\$ 2,000.00	\$ 2,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: This area is the storage closet next to the electrical room										
21	Field - Grading, Drainage, Field Markings	\$ 280,000.00	\$ 280,000.00	100.0%	100%	100%	\$ 280,000.00	\$ -	\$ 280,000.00	\$ 168,000.00	\$ -
21(a)	Contract Execution, Bonds, Insurance	\$ 28,000.00	\$ 28,000.00	100.0%	100%	100%	\$ 28,000.00	\$ -	\$ 28,000.00	\$ -	\$ 2,800.00
21(b)	Move surcharge Materials to Field, Grading, Drainage	\$ 140,000.00	\$ 140,000.00	100.0%	100%	100%	\$ 140,000.00	\$ -	\$ 140,000.00	\$ -	\$ 14,000.00
21(c)	Finish grading, Drainage	\$ 100,000.00	\$ 100,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
21(d)	Field Markings	\$ 12,000.00	\$ 12,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
21(e)	(New) Field Lights	\$ 80,000.00	\$ 80,000.00	100.0%	100%	100%	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 82,000.00	\$ 8,000.00
21(f)	Contract Execution, Bonds, Insurance	\$ 8,000.00	\$ 8,000.00	100.0%	100%	100%	\$ 8,000.00	\$ -	\$ 8,000.00	\$ -	\$ 800.00
21(g)	Field lighting material purchase PEJ Stadium	\$ 741,000.00	\$ 741,000.00	100.0%	100%	100%	\$ 741,000.00	\$ -	\$ 741,000.00	\$ -	\$ 74,100.00
21(h)	Field lighting installation PEJ Stadium	\$ 80,000.00	\$ 80,000.00	50.0%	70%	70%	\$ 30,000.00	\$ 12,000.00	\$ 42,000.00	\$ -	\$ 4,200.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00	\$ 54,000.00	100.0%	100%	100%	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 6,400.00	\$ -
23(a)	Contract Execution, Bonds, Insurance	\$ 5,400.00	\$ 5,400.00	100.0%	100%	100%	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ 540.00
23(b)	Bull pen fencing	\$ 40,000.00	\$ 40,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
23(c)	Bull pen markings	\$ 2,900.00	\$ 2,900.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
23(d)	Backstop netting & Pads	\$ 8,500.00	\$ 8,500.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
C TERRENCE MARTIN FIELD											
2	Foundations - Spread Footing Type	\$ 92,500.00	\$ 92,500.00	100.0%	100%	100%	\$ 92,500.00	\$ -	\$ 92,500.00	\$ 8,268.00	\$ -
2(a)	Contract Execution, Bonds, Insurance	\$ 9,250.00	\$ 9,250.00	100.0%	100%	100%	\$ 9,250.00	\$ -	\$ 9,250.00	\$ -	\$ 925.00
2(b)	Structural fill under slab on grade	\$ 23,250.00	\$ 23,250.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
2(c)	Slab on grade	\$ 80,000.00	\$ 80,000.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
2a	(New) Excavation Backfill & Grading	\$ 115,000.00	\$ 115,000.00	100.0%	100%	100%	\$ 115,000.00	\$ -	\$ 115,000.00	\$ 84,300.00	\$ -
2a(b)	Contract Execution, Bonds, Insurance	\$ 11,500.00	\$ 11,500.00	100.0%	100%	100%	\$ 11,500.00	\$ -	\$ 11,500.00	\$ -	\$ 1,150.00
2a(c)	Rough grading for field/drainage at TM	\$ 103,500.00	\$ 103,500.00	80.0%	80%	80%	\$ 82,800.00	\$ -	\$ 82,800.00	\$ -	\$ 8,280.00
4	Seating & Armchairs	\$ 85,000.00	\$ 85,000.00	100.0%	100%	100%	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 35,600.00	\$ 850.00
4(a)	Contract Execution, Bonds, Insurance	\$ 8,500.00	\$ 8,500.00	100.0%	100%	100%	\$ 8,500.00	\$ -	\$ 8,500.00	\$ -	\$ 850.00
4(b)	Concrete materials for support walls under bleachers	\$ 4,275.00	\$ 4,275.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(c)	Concrete labor support walls under bleachers	\$ 5,225.00	\$ 5,225.00	0%	0%	0%					



MEMORANDUM

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

FROM: Derek Gabriel 
Commissioner

DATE: April 29, 2024

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 10 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. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 10	April 8, 2024	\$90,715.50

The funding source for this payment is the **Internal Revenue Matching Funds** pursuant to Act No. 8326.

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.



April 29, 2024

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

RE: APPROVED PERIODICAL ESTIMATE NO. 10
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 10 for services performed by your company during the period of February 13, 2024, through March 31, 2024, relative to the above referenced contract. The payment is approved in the amount of **Ninety Thousand, Seven Hundred Fifteen Dollars and Fifty Cents (\$90,715.50)**.

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

Sincerely,


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:

Supplemental Contract Proj E. Joseph Stadium and Sports Complex

LOCATION: St. Cross, Virgin Islands

NAME OF CONTRACTOR:

OBC, LLC

Contract No. COOAS/PRC(15)OBC

PERIODICAL ESTIMATE NO:

10

FOR PERIOD:

2-13-24 to 3-31-24

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete This PE	% Completed to date	\$ Complete previous	\$ Complete This PE	\$ Completed to date	Subtotal complete to date moved to PE line	Retainage to date
B	PAUL E. JOSEPH STADIUM										
4	Fixed Seating	\$ 555,000.00								\$ 814,700.00	
4(0)	Contract Execution, Bonds, Insurance	\$ 55,500.00	\$ 55,500.00	100.0%	100%	100%	\$ 55,500.00	\$ -	\$ 55,500.00	\$ -	\$ 5,550.00
4(01)	Detailed SOV for fixed seating										\$ -
4(01.1)	Concrete materials for support walls under bleachers A section	\$ 17,500.00	\$ 17,500.00	100.0%	100%	100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00
4(01.2)	Concrete materials for support walls under bleachers C section	\$ 17,500.00	\$ 17,500.00	100.0%	100%	100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00
4(01.3)	Concrete labor support walls under bleachers A section	\$ 27,500.00	\$ 27,500.00	100.0%	100%	100%	\$ 27,500.00	\$ -	\$ 27,500.00	\$ -	\$ 2,750.00
4(01.4)	Concrete labor support walls under bleachers C section	\$ 27,500.00	\$ 27,500.00	100.0%	100%	100%	\$ 27,500.00	\$ -	\$ 27,500.00	\$ -	\$ 2,750.00
4(01.5)	Concrete material bleachers for bleacher seats A Section	\$ 45,000.00	\$ 45,000.00	100.0%	100%	100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	\$ 4,500.00
4(01.6)	Concrete material bleachers for bleacher seats C Section	\$ 45,000.00	\$ 45,000.00	100.0%	100%	100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	\$ 4,500.00
4(01.7)	Concrete labor bleachers for bleacher seats Section A (7 pours)										
	Pour 1	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 2	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 3	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 4	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 5	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 6	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 7	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
4(01.8)	Concrete labor bleachers for bleacher seats Section C (7 pours)										
	Pour 1	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 2	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 3	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 4	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 5	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 6	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 7	\$ 10,000.00	\$ 10,000.00	100.0%	100%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
4(01.9)	Aluminum benches with backs material - A Section	\$ 139,200.00	\$ 139,200.00	100.0%	100%	100%	\$ 139,200.00	\$ -	\$ 139,200.00	\$ -	\$ 13,920.00
4(01.10)	Aluminum benches with backs installation	\$ 40,300.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,192.50	
7(0)	Contract Execution, Bonds, Insurance	\$ 1,500.00	\$ 1,500.00	100.0%	100%	100%	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 150.00
7(01)	Pour dugout camera stand walls	\$ 13,500.00	\$ 13,500.00	49.5%	49.50%	49.50%	\$ 6,682.50	\$ -	\$ 6,682.50	\$ -	\$ 668.25
11	Concession Areas	\$ 75,000.00								\$ 37,860.00	
11(0)	Contract Execution, Bonds, Insurance	\$ 7,500.00	\$ 7,500.00	100.0%	100%	100%	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -	\$ 750.00
11(01)	Interior block walls	\$ 30,000.00	\$ 30,000.00	66.5%	31.5%	100.00%	\$ 20,550.00	\$ 9,450.00	\$ 30,000.00	\$ -	\$ 3,000.00
11(01.1)	Paint - ceiling only	\$ 600.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(01.2)	Door and rolling shutter	\$ 22,500.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(01.3)	Floor finishes - sealed concrete	\$ 1,600.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(01.4)	Wall tile floor to ceiling	\$ 12,600.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: Concession Equipment is a la carte item J										
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir)	\$ 38,500.00								\$ 33,890.00	
13(0)	Contract Execution, Bonds, Insurance	\$ 3,850.00	\$ 3,850.00	100.0%	100%	100%	\$ 3,850.00	\$ -	\$ 3,850.00	\$ -	\$ 385.00
13(01)	First Aid and Souvenir Shop										
13(01.1)	Interior block walls	\$ 30,000.00	\$ 30,000.00	58.5%	41.5%	100.00%	\$ 17,550.00	\$ 12,450.00	\$ 30,000.00	\$ -	\$ 3,000.00
13(01.2)	Paint - ceiling only	\$ 630.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13(01.3)	Doors	\$ 3,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13(01.4)	Floor finishes - sealed concrete	\$ 1,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
16	Elevator	\$ 180,000.00								\$ 180,000.00	
16(0)	Contract Execution, Bonds, Insurance	\$ 19,500.00	\$ 19,500.00	100.0%	100%	100%	\$ 19,500.00	\$ -	\$ 19,500.00	\$ -	\$ 1,950.00
16(01)	Subcontractor Ops Elevator										
16(01.1)	Supply elevator	\$ 160,500.00	\$ 160,500.00	100.0%	100%	100%	\$ 160,500.00	\$ -	\$ 160,500.00	\$ -	\$ 16,050.00
16(01.2)	Install elevator	\$ 15,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 7,265.00	
17(0)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	100%	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 200.00
17(01)	Interior block walls	\$ 9,000.00	\$ 9,000.00	58.5%	58.50%	58.50%	\$ 5,285.00	\$ -	\$ 5,285.00	\$ -	\$ 528.50
17(01.1)	Paint	\$ 2,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17(01.2)	Doors	\$ 5,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17(01.3)	Floor finishes - sealed concrete	\$ 2,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 9,660.00	
18(0)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	100%	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 200.00
18(01)	Interior block walls	\$ 9,000.00	\$ 9,000.00	59.5%	19.50%	78.00%	\$ 5,355.00	\$ 1,735.00	\$ 7,110.00	\$ -	\$ 711.00
18(01.1)	Paint	\$ 2,000.00			22%	22%	\$ -	\$ 440.00	\$ 440.00	\$ -	\$ 44.00
18(01.2)	Doors	\$ 5,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18(01.3)	Floor finishes	\$ 2,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: This area is the storage closet next to the electrical room										
21	Field - Grading, Drainage, Field Markings	\$ 280,000.00								\$ 188,890.00	
21a	Move Surcharge Materials to Field, Grading, Drainage										
21a(0)	Contract Execution, Bonds, Insurance	\$ 28,000.00	\$ 28,000.00	100.0%	100%	100%	\$ 28,000.00	\$ -	\$ 28,000.00	\$ -	\$ 2,800.00
21a(01)	Move surcharge Materials to field	\$ 140,000.00	\$ 140,000.00	100.0%	100%	100%	\$ 140,000.00	\$ -	\$ 140,000.00	\$ -	\$ 14,000.00
21a(01.1)	Finish grading, Drainage	\$ 100,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
21a(01.2)	Field Markings	\$ 12,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
21b	(New) Field Lights	\$ 890,000.00								\$ 890,890.00	
21b(0)	Contract Execution, Bonds, Insurance	\$ 89,000.00	\$ 89,000.00	100.0%	100%	100%	\$ 89,000.00	\$ -	\$ 89,000.00	\$ -	\$ 8,900.00
21b(01)	Field lighting material purchase PEJ Stadium	\$ 741,000.00	\$ 741,000.00	100.0%	100%	100%	\$ 741,000.00	\$ -	\$ 741,000.00	\$ -	\$ 74,100.00
21b(01.1)	Field lighting installation PEJ Stadium	\$ 60,000.00	\$ 60,000.00	70.0%	30%	100%	\$ 42,000.00	\$ 18,000.00	\$ 60,000.00	\$ -	\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00	
23(0)	Contract Execution, Bonds, Insurance	\$ 5,400.00	\$ 5,400.00	100.0%	100%	100%	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ 540.00
23(01)	Bull pen fencing	\$ 40,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
23(01.1)	Bull pen markings	\$ 2,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
23(01.2)	Backstop matting & Pads	\$ 8,600.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
C	TERRENCE MARTIN FIELD										
2	Foundations - Spread Footing Type	\$ 92,500.00								\$ 9,250.00	
2(0)	Contract Execution, Bonds, Insurance	\$ 9,250.00	\$ 9,250.00	100.0%	100%	100%	\$ 9,250.00	\$ -	\$ 9,250.00	\$ -	\$ 925.00
2(01)	Structural fill under slab on grade	\$ 23,250.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
2(01.1)	Slab on grade	\$ 60,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
2a	(New) Excavation Backfill & Grading	\$ 115,000.00								\$ 116,000.00	
2a(0)	Contract Execution, Bonds, Insurance	\$ 11,500.00	\$ 11,500.00	100.0%	100%	100%	\$ 11,500.00	\$ -	\$ 11,500.00	\$ -	\$ 1,150.00
2a(01)	Rough grading for field/drainage at TM	\$ 103,500.00	\$ 103,500.00	90.0%	20%	100%	\$ 82,800.00	\$ 20,700.00	\$ 103,500.00	\$ -	\$ 10,350.00
4	Seating & Amenities	\$ 85,000.00								\$ 36,500.00	
4(0)	Contract Execution, Bonds, Insurance	\$ 8,500.00	\$ 8,500.00	100.0%	100%	100%	\$ 8,500.00	\$ -	\$ 8,500.00	\$ -	\$ 850.00
4(01)	Concrete materials for support walls under bleachers	\$ 4,275.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(01.1)	Concrete labor support walls under bleachers	\$ 5,225.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(01.2)	Concrete materials bleachers for bleacher seats	\$ 13,500.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(01.3)	Concrete labor bleachers for bleacher seats	\$ 16,000.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(01.4)	Aluminum benches material 800 # of benches	\$ 27,000.00	\$ 27,000.00	100.0%	100%	100%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 2,700.00
4(01.5)	Aluminum benches installation	\$ 10,500.00			0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT:

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION:

St. Croix, Virgin Islands

NAME OF CONTRACTOR

GEC, LLC

Contract No.

C003ASPR15(GEC)

PERIODICAL ESTIMATE NO.

10

FOR PERIOD

2-13-24 to 3-31-24

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	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, AV Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 37,500.00	\$ 37,500.00	50.00%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 33,850.00	\$ 4,650.00	87.92%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 7,265.00	\$ 12,735.00	36.33%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 9,550.00	\$ 10,450.00	47.75%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 168,000.00	\$ 112,000.00	60.00%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
C TERRENCE MARTIN FIELD									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 9,250.00	\$ 83,250.00	10.00%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 23,000.00	\$ 207,000.00	10.00%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
D CRUCIAN CHRISTMAS CARNIVAL VILLAGE									
No Scope									
E SITE IMPROVEMENTS									
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	1.0	\$ 7,700.00	\$ 69,300.00	10.00%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
Totals					\$ 4,100,000.00	\$ 4,100,000.00	\$ 2,423,697.50	\$ 1,676,302.50	59.1%

SCHEDULE OF CHANGE ORDERS

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)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ -
C. Less: Deductions	\$ -
D. Adjusted contract amount to date	\$ 4,100,000.00

3. ANALYSIS OF WORK PERFORMED

1 Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 2,423,697.50
2 Extra work performed to date	\$ -
3 Total value of work performed to date	\$ 2,423,697.50
4 Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5 Less: Amount retained	\$ 242,369.75
6 Net amount earned on contract work to date	\$ 2,181,327.75
7 Other deductions	\$ -
8 Less: Amount of previous payments	\$ 2,090,612.25
9 BALANCE DUE THIS PAYMENT	\$ 90,715.50

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 2-26-22 and/or duly authorized

deviations, substitutions, alterations, and/or additions; that the following is a true and correct statement of the contract amount up to and including the last day of the period covered by this Periodical Estimate, and that no part of the "Balance Due This Payment" has been received.

GEC, LLC
(Contractor)
4-6-24 (Date) 2024

By John R. Wessel
John R., Wessel
Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 10 for the period of 2/13/2024 through 3-31-24 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 include 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. 10 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 Derek Gabriel Date 4/26/2024
Derek Gabriel, Commissioner of Public Works

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


3 Tawana Nicholas Date 04-08-2024
Tawana Nicholas, Chief Engineer, VI Department of Public Works

4 N/A - Pursuant to DPP Memorandum No. 005-2023 Date N/A
Lisa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement



MEMORANDUM

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

FROM: Derek Gabriel 
Commissioner

DATE: March 3, 2025

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 12 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. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 12	February 12, 2025	\$675,000.00

The funding source for this payment is the **Internal Revenue Matching Funds** pursuant to Act No. 8326.

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.



March 3, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 12
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 12 for services performed by your company during the period of February 1, 2025, through February 10, 2025, relative to the above referenced contract. The payment is approved in the amount of **Six Hundred Seventy-Five Thousand Dollars and Zero Cents (\$675,000.00)**.

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', is written over the typed 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: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: SL Croix, Virgin Islands
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)
 PERIODICAL ESTIMATE NO. 12 FOR PERIOD 2-1-25 to 2-10-25

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	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 37,500.00	\$ 37,500.00	50.00%
13	Admin. Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 33,850.00	\$ 4,650.00	87.92%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 11,000.00	\$ 9,000.00	55.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 11,440.00	\$ 8,560.00	57.20%
21	Field - Grading, Drainage, Field Marlings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 168,000.00	\$ 112,000.00	60.00%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
C TERRENCE MARTIN FIELD									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 9,250.00	\$ 83,250.00	10.00%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 23,000.00	\$ 207,000.00	10.00%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
D CRUCIAN CHRISTMAS CARNIVAL VILLAGE									
No Scope									
E SITE IMPROVEMENTS									
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	1.0	\$ 41,350.00	\$ 35,650.00	53.70%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 13,500.00	\$ 81,500.00	14.21%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
Totals				\$ 4,100,000.00	\$ 4,100,000.00		\$ 2,466,972.50	\$ 1,633,027.50	60.2%

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)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywalk to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100
5	Time only	0	0	0	0	0	0	0	100
6	Time only	0	0	0	0	0	0	0	100
7	Add delay costs per CO 7 attachment-see attached Schedule of Values	-	-	-	-	-	-	-	100

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ 750,000.00
C. Less: Deductions	\$ (750,000.00)
D. Adjusted contract amount to date	\$ 4,100,000.00

3. ANALYSIS OF WORK PERFORMED

1 Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 2,466,972.50
2 Extra work performed to date	\$ 750,000.00
3 Total value of work performed to date	\$ 3,216,972.50
4 Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5 Less: Amount retained	\$ 321,697.25
6 Net amount earned on contract work to date	\$ 2,895,275.25
7 Other deductions	\$ -
8 Less: Amount of previous payments	\$ 2,220,275.25
9 BALANCE DUE THIS PAYMENT	\$ 675,000.00

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 2-28-22 and/or duly authorized

deletions, 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
(Contractor)
2-12-25 (Date) 2023

By John R. Weasel
John R. Weasel
Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 12 for the period of 2/1/2025 through 2/10/2025 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 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. 12 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 deletions, substitutions, alterations and/or additions, all of which have been authorized or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

- Derek A. Gabriel Commissioner of Public Works Date 3/3/2025
- N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A
- Vincent Robers Acting Commissioner of Sports, Parks and Recreation Date 02-13-2025
- N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A

Lisa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement

GOVERNMENT OF THE VIRGIN ISLANDS
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands
 NAME OF CONTRACTOR: GEC, LLC Contract No. 0083APR15(0EC)
 PERIODICAL ESTIMATE NO. 12 FOR PERIOD 2-1-25 to 2-16-25
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	A			Subtotal complete to date moved to PE line	Retainage to date
							\$ Complete previous	\$ Complete this PE	\$ Completed to date		
B	PAUL E. JOSEPH STADIUM										
4	Fixed Seating	\$ 555,000.00								\$ 814,700.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00
4(ii)	Detailed SOV for fixed seating										\$ -
4(iia1)	Concrete materials for support walls under bleachers A section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iia2)	Concrete materials for support walls under bleachers C section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iib1)	Concrete labor support walls under bleachers A Section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iib2)	Concrete labor support walls under bleachers C section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iic1)	Concrete material treadisfers for bleacher seats A Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iic2)	Concrete material treadisfers for bleacher seats C Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iid1)	Concrete labor treadisfers for bleacher seats Section A (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iid2)	Concrete labor treadisfers for bleacher seats Section C (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iie)	Aluminum benches with backs installation		\$ 139,200.00	100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00
4(ifi)	Aluminum benches with backs installation		\$ 40,300.00			0%	\$ -	\$ -	\$ -		\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00	100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00
7(ii)	Pour dugout camera stand walls		\$ 13,500.00	49.5%		49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		\$ 668.25
11	Concession Areas	\$ 75,000.00								\$ 37,500.00	
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00	100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00
11(ii)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
11(iii)	Paint - ceiling only		\$ 800.00			0%	\$ -	\$ -	\$ -		\$ -
11(iv)	Door and rolling shutter		\$ 22,500.00			0%	\$ -	\$ -	\$ -		\$ -
11(v)	Floor finishes - sealed concrete		\$ 1,600.00			0%	\$ -	\$ -	\$ -		\$ -
11(vi)	Wall tile floor to ceiling		\$ 12,600.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: Concession Equipment is a la carte item										\$ -
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir)	\$ 38,500.00								\$ 33,850.00	
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00	100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00
13(ii)	First Aid and Souvenir Shop					100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
13(iia)	Interior block walls		\$ 30,000.00	100.0%		100%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
13(iib)	Paint - ceiling only		\$ 850.00			0%	\$ -	\$ -	\$ -		\$ -
13(iic)	Doors		\$ 3,000.00			0%	\$ -	\$ -	\$ -		\$ -
13(iid)	Floor finishes - sealed concrete		\$ 1,000.00			0%	\$ -	\$ -	\$ -		\$ -
16	Elevator	\$ 195,000.00								\$ 180,000.00	
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00	100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00
	Subcontractor Otis Elevator						\$ -	\$ -	\$ -		\$ -
16(ii)	Supply elevator		\$ 160,500.00	100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00
16(iia)	Install elevator		\$ 15,000.00			0%	\$ -	\$ -	\$ -		\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 11,000.00	
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
17(iii)	Paint		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
17(iv)	Doors		\$ 5,000.00			0%	\$ -	\$ -	\$ -		\$ -
17(v)	Floor finishes - sealed concrete		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 11,440.00	
18(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
18(iia)	Paint		\$ 2,000.00	22.0%		22%	\$ 440.00	\$ -	\$ 440.00		\$ 44.00
18(iib)	Doors		\$ 5,000.00			0%	\$ -	\$ -	\$ -		\$ -
18(iic)	Floor finishes		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: This area is the storage closet next to the electrical room										\$ -
21	Field - Grading, Drainage, Field Markings	\$ 280,000.00								\$ 168,000.00	
21a	Move Surcharge Materials to Field, Grading, Drainage										\$ -
21a(i)	Contract Execution, Bonds, Insurance		\$ 28,000.00	100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00
21a(ii)	Move surcharge Materials to field		\$ 140,000.00	100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00
21a(iia)	Finish grading, Drainage		\$ 100,000.00			0%	\$ -	\$ -	\$ -		\$ -
21a(iib)	Field Markings		\$ 12,000.00			0%	\$ -	\$ -	\$ -		\$ -
21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00	
21b(i)	Contract Execution, Bonds, Insurance		\$ 89,000.00	100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00		\$ 8,900.00
21b(ii)	Field lighting material purchase PEJ Stadium		\$ 741,000.00	100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00		\$ 74,100.00
21b(iia)	Field lighting installation PEJ Stadium		\$ 60,000.00	100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 8,400.00	
23(i)	Contract Execution, Bonds, Insurance		\$ 5,400.00	100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 540.00
23(ii)	Bull pen fencing		\$ 40,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iia)	Bull pen markings		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iib)	Backstop netting & Pads		\$ 6,600.00			0%	\$ -	\$ -	\$ -		\$ -

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET FOR CHANGE ORDER 7

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands
 NAME OF CONTRACTOR: OEC, LLC Contract No. CB03ASPRC16(OEC)


Change Order 7 Schedule of Values Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CD 7 FOR PERIOD 2-1-26 to 2-16-26

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	A		B
								\$ Complete this PE	\$ Completed to date	Retainage to date
B	PAUL E. JOSEPH STADIUM									
C	TERRENCE MARTIN FIELD	\$ (49,500.00)								
4(a)	Concrete materials for support walls under treads/risers		\$ (4,275.00)		0%		\$ -	\$ -	\$ -	\$ -
4(b)	Concrete labor support walls under treads/risers		\$ (5,225.00)		0%		\$ -	\$ -	\$ -	\$ -
4(c)	Concrete materials treads/risers for bleacher seats		\$ (13,500.00)		0%		\$ -	\$ -	\$ -	\$ -
4(d)	Concrete labor treads/risers for bleacher seats		\$ (18,000.00)		0%		\$ -	\$ -	\$ -	\$ -
4(e)	Aluminum benches installation		\$ (10,500.00)		0%		\$ -	\$ -	\$ -	\$ -
5	Fields	\$ (42,000.00)					\$ -	\$ -	\$ -	\$ -
5(v)	Outfield fence TM		\$ (42,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ (65,500.00)					\$ -	\$ -	\$ -	\$ -
6(ii)	Plumbing subouts at walls		\$ (5,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(v)	Plumbing fixtures		\$ (30,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(vi)	Electrical slab rough-in		\$ (10,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(vii)	Electrical fixtures		\$ (14,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(viii)	Exhaust fans		\$ (6,500.00)		0%		\$ -	\$ -	\$ -	\$ -
9	(New) Rest Room Structure	\$ (157,500.00)					\$ -	\$ -	\$ -	\$ -
9(i)	Interior block walls		\$ (70,000.00)		0%		\$ -	\$ -	\$ -	\$ -
9(ii)	Paint		\$ (17,500.00)		0%		\$ -	\$ -	\$ -	\$ -
9(iv)	Doors - toilet partitions		\$ (47,500.00)		0%		\$ -	\$ -	\$ -	\$ -
9(v)	Floor finishes		\$ (22,500.00)		0%		\$ -	\$ -	\$ -	\$ -
E	SITE IMPROVEMENTS									
6	Roads, Parking & Pathways:	\$ (301,500.00)					\$ -	\$ -	\$ -	\$ -
6(i)	Parking area between PEJ and TM field		\$ (281,500.00)		0%		\$ -	\$ -	\$ -	\$ -
6(ii)	Striping for Parking area		\$ (10,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(iv)	Signage for Parking area		\$ (10,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ (44,000.00)					\$ -	\$ -	\$ -	\$ -
6a(ii)	Entry stairs PEJ Stadium		\$ (16,500.00)		0%		\$ -	\$ -	\$ -	\$ -
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ (6,500.00)		0%		\$ -	\$ -	\$ -	\$ -
6a(v)	Sidewalk from parking to TM field		\$ (6,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ (15,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ (90,000.00)					\$ -	\$ -	\$ -	\$ -
6b(ii)	Procure 8 Royal Palms		\$ (20,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6b(i)	Install palms and landscaping		\$ (70,000.00)		0%		\$ -	\$ -	\$ -	\$ -
I	Delay costs related to CLOMR PER C07	\$ 750,000.00	\$ 750,000.00		100%	100%		\$ 750,000.00	\$ 750,000.00	\$ 75,000.00
Totals		\$ -	\$ -			0.00%	\$ -	\$ 750,000.00	\$ 750,000.00	\$ 75,000.00



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

Transmitted herewith for partial payment is Periodical Estimate No. 13 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. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 13	May 15, 2025	\$26,289.00

The funding source for this payment is the **Internal Revenue Matching Funds** pursuant to Act No. 8326.

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.



May 29, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 13
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 13 for services performed by your company during the period of February 11, 2025, through May 9, 2025, relative to the above referenced contract. The payment is approved in the amount of **Twenty-Six Thousand, Two Hundred Eighty-Nine Dollars and Zero Cents (\$26,289.00)**.

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 'D. Gabriel', is written over the printed name 'Derek Gabriel'.

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:
NAME OF CONTRACTOR
PERIODICAL ESTIMATE NO.

Supplemental Contract Paul E. Joseph Stadium and Sports Complex
GEC, LLC

LOCATION: St. Croix, Virgin Islands
Contract No. C003ASPR15(GEC)

FOR PERIOD 13

2-11-25 to 5-09-25

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	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, AV Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Arees	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 37,500.00	\$ 37,500.00	50.00%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 34,500.00	\$ 4,000.00	89.61%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 193,000.00	\$ 87,000.00	68.93%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
C TERRENCE MARTIN FIELD									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 9,250.00	\$ 83,250.00	10.00%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 23,000.00	\$ 207,000.00	10.00%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
D CRUCIAN CHRISTMAS CARNIVAL VILLAGE									
No Scope									
E SITE IMPROVEMENTS									
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	1.0	\$ 41,350.00	\$ 35,650.00	53.70%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 13,500.00	\$ 81,500.00	14.21%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
Totals					\$ 4,100,000.00	\$ 4,100,000.00	\$ 2,498,182.50	\$ 1,601,817.50	60.9%

SCHEDULE OF CHANGE ORDERS

APPROVED CHANGE ORDER									
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)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100
5	Time only	0	0	0	0	0	0	0	100
6	Time only	0	0	0	0	0	0	0	100
7	Add delay costs and deduct work per CO 7 attachment-see attached Schedule of Values	0	0	\$ -	\$ -	0	\$ -	0	100
8	Deduct work per CO 7 attachment	0	0	\$ -	\$ -	0	\$ -	0	400

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ 750,000.00
C. Less: Deductions	\$ (750,000.00)
D. Adjusted contract amount to date	\$ 4,100,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 2,498,182.50
2. Extra work performed to date	\$ 750,000.00
3. Total value of work performed to date	\$ 3,248,182.50
4. Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5. Less: Amount retained	\$ 324,618.25
6. Net amount earned on contract work to date	\$ 2,923,564.25
7. Other deductions	\$ -
8. Less: Amount of previous payments	\$ 2,895,275.25
9. BALANCE DUE THIS PAYMENT	\$ 28,289.00

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 2-28-22 and/or duly authorized

deviations, substitutions, alterations, and/or additions; that the following is a true and correct statement of the contract amount up to and including the last day of the period covered by this Periodical Estimate, and that no part of the "Balance Due This Payment" has been received

GEC, LLC By John R. Wesel
(Contractor) Title Managing Member
5-15-25 (Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No 13 for the period of 2/11/2025 through 5/9/2025 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 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 13 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 and conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

- Derek A. Gabriel, Commissioner of Public Works Date 5/29/2025
- N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A
Valentin Ribers, Commissioner Designee of Sports, Parks and Recreation
- Michael Date 05-22-2025
Tawana Nicholas, Engineer / Architect
- N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A
Lisa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. John, Virgin Islands
NAME OF CONTRACTOR: GEC, LLC Contract No. C9834SPR15(SEC)
PERIODICAL ESTIMATE NO. 13 FOR PERIOD 2-11-25 to 5-08-25
Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	A			Subtotal complete to date moved to PE line	Retainage to date
							\$ Complete previous	\$ Complete this PE	\$ Completed to date		
B	PAUL E. JOSEPH STADIUM										
4	Fixed Seating	\$ 556,000.00								\$ 514,700.00	
4(a)	Contract Execution, Bonds, Insurance	\$ 55,500.00	\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00	\$ -	\$ 5,550.00
4(a)	Detailed SOV for fixed seating										\$ -
4(a1)	Concrete materials for support walls under bleachers A section	\$ 17,500.00		100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00
4(a2)	Concrete materials for support walls under bleachers C section	\$ 17,500.00		100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00
4(b1)	Concrete labor support walls under bleachers A Section	\$ 27,500.00		100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00	\$ -	\$ 2,750.00
4(b2)	Concrete labor support walls under bleachers C section	\$ 27,500.00		100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00	\$ -	\$ 2,750.00
4(c1)	Concrete material treaders/risers for bleacher seats A Section	\$ 45,000.00		100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	\$ 4,500.00
4(c2)	Concrete material treaders/risers for bleacher seats C Section	\$ 45,000.00		100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	\$ 4,500.00
4(d1)	Concrete labor treaders/risers for bleacher seats Section A (7 pours)										\$ -
	Pour 1	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 2	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 3	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 4	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 5	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 6	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 7	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
4(d2)	Concrete labor treaders/risers for bleacher seats Section C (7 pours)										\$ -
	Pour 1	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 2	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 3	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 4	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 5	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 6	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
	Pour 7	\$ 10,000.00		100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00
4(e)	ALUMINUM BLEACHER SEAT BACKS INSTALLATION	\$ 139,200.00		100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00	\$ -	\$ 13,920.00
4(f)	Aluminum benches with backs installation	\$ 40,300.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	\$ -
7(a)	Contract Execution, Bonds, Insurance	\$ 1,500.00		100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 150.00
7(a)	Pour dugout camera stand walls	\$ 13,500.00		49.5%		49.50%	\$ 6,682.50	\$ -	\$ 6,682.50	\$ -	\$ 688.25
11	Concession Areas	\$ 75,000.00								\$ 37,600.00	\$ -
11(a)	Contract Execution, Bonds, Insurance	\$ 7,500.00		100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -	\$ 750.00
11(a)	Interior block walls	\$ 30,000.00		100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 3,000.00
11(a)	Paint - ceiling only	\$ 800.00		0%		0%	\$ -	\$ 650.00	\$ 650.00	\$ -	\$ 65.00
11(a)	Door and rolling shutter	\$ 22,500.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(a)	Floor finishes - sealed concrete	\$ 1,800.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
11(a)	Wall tile floor to ceiling	\$ 12,600.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: Concession Equipment is a la carte item										\$ -
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir)	\$ 38,500.00								\$ 34,500.00	\$ -
13(a)	Contract Execution, Bonds, Insurance	\$ 3,850.00		100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00	\$ -	\$ 385.00
13(a)	First Aid and Souvenir Shop										\$ -
13(a)	Interior block walls	\$ 30,000.00		100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 3,000.00
13(a)	Paint - ceiling only	\$ 650.00		0%		0%	\$ -	\$ 650.00	\$ 650.00	\$ -	\$ 65.00
13(a)	Doors	\$ 3,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
13(a)	Floor finishes - sealed concrete	\$ 1,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
15	Elevator	\$ 195,000.00								\$ 189,000.00	\$ -
15(a)	Contract Execution, Bonds, Insurance	\$ 19,500.00		100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00	\$ -	\$ 1,950.00
15(a)	Subcontractor Ots Elevator										\$ -
15(a)	Supply elevator	\$ 160,500.00		100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00	\$ -	\$ 16,050.00
15(a)	Install elevator	\$ 15,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 15,000.00	\$ -
17(a)	Contract Execution, Bonds, Insurance	\$ 2,000.00		100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 200.00
17(a)	Interior block walls	\$ 9,000.00		100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -	\$ 900.00
17(a)	Paint	\$ 2,000.00		0%	100%	100%	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 200.00
17(a)	Doors	\$ 5,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
17(a)	Floor finishes - sealed concrete	\$ 2,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 13,000.00	\$ -
18(a)	Contract Execution, Bonds, Insurance	\$ 2,000.00		100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 200.00
18(a)	Interior block walls	\$ 9,000.00		100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -	\$ 900.00
18(a)	Paint	\$ 2,000.00		22.0%	78%	100%	\$ 440.00	\$ 1,560.00	\$ 2,000.00	\$ -	\$ 200.00
18(a)	Doors	\$ 5,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
18(a)	Floor finishes	\$ 2,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: This area is the storage closet next to the electrical room										\$ -
21	Field - Grading, Drainage, Field Markings									\$ 193,000.00	\$ -
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00								\$ -	\$ -
21(a)	Contract Execution, Bonds, Insurance	\$ 28,000.00		100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00	\$ -	\$ 2,800.00
21(a)	Move surcharge Materials to field	\$ 140,000.00		100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00	\$ -	\$ 14,000.00
21(a)	Finish grading, Drainage	\$ 100,000.00		25%	25%	25%	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 2,500.00
21(a)	Field Markings	\$ 12,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
21b	(New) Field Lights	\$ 880,000.00								\$ 890,000.00	\$ -
21b(a)	Contract Execution, Bonds, Insurance	\$ 89,000.00		100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00	\$ -	\$ 8,900.00
21b(a)	Field lighting material purchase PEJ Stadium	\$ 741,000.00		100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00	\$ -	\$ 74,100.00
21b(a)	Field lighting installation PEJ Stadium	\$ 60,000.00		100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 5,400.00								\$ 5,400.00	\$ -
23(a)	Contract Execution, Bonds, Insurance	\$ 5,400.00		100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ 540.00
23(a)	Bull pen fencing	\$ 40,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
23(a)	Bull pen markings	\$ 2,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -
23(a)	Backstop netting & Pads	\$ 6,800.00		0%		0%	\$ -	\$ -	\$ -	\$ -	\$ -

TERRENCE MARTIN FIELD										
2	Foundations - Spread Footing Type	\$ 92,500.00								
2(f)	Contract Execution, Bonds, Insurance	\$ 9,250.00	100.0%	100%	\$ 9,250.00	\$ -	\$ 9,250.00	\$ 9,250.00	\$ -	\$ 925.00
2(g)	Structural M under slab on grade	\$ 23,250.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2(h)	Slab on grade	\$ 60,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2a	(New) Excavation Backfill & Grading	\$ 115,000.00						\$ 115,000.00	\$ -	\$ -
2a(f)	Contract Execution, Bonds, Insurance	\$ 11,500.00	100.0%	100%	\$ 11,500.00	\$ -	\$ 11,500.00	\$ 11,500.00	\$ -	\$ 1,150.00
2a(g)	Rough grading for field/drainage at TM	\$ 103,500.00	100.0%	100%	\$ 103,500.00	\$ -	\$ 103,500.00	\$ 103,500.00	\$ -	\$ 10,350.00
4	Seating & Amenities	\$ 85,000.00						\$ 36,800.00	\$ -	\$ -
4(f)	Contract Execution, Bonds, Insurance	\$ 8,500.00	100.0%	100%	\$ 8,500.00	\$ -	\$ 8,500.00	\$ 8,500.00	\$ -	\$ 850.00
4(ha)	Concrete materials for support walls under bleachers	\$ 4,275.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(ib)	Concrete labor support walls under bleachers	\$ 5,225.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(ic)	Concrete materials bleachers for bleacher seats	\$ 13,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(id)	Concrete labor bleachers for bleacher seats	\$ 16,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(ie)	Aluminum benches material 900 lf of benches	\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 27,000.00	\$ -	\$ 2,700.00
4(ii)	Aluminum benches installation	\$ 10,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Fields	\$ 230,000.00						\$ 23,000.00	\$ -	\$ -
5(f)	Contract Execution, Bonds, Insurance	\$ 23,000.00	100.0%	100%	\$ 23,000.00	\$ -	\$ 23,000.00	\$ 23,000.00	\$ -	\$ 2,300.00
5(g)	Finish grading, Drainage	\$ 81,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5(h)	Field Markings	\$ 12,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5(i)	Outfield fence TM	\$ 42,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5(j)	Outfield fence PEJ	\$ 72,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ 95,000.00						\$ 9,600.00	\$ -	\$ -
6(f)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ 9,500.00	\$ -	\$ 950.00
6(g)	Plumbing Slab rough-in	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(h)	Plumbing stubouts at walls	\$ 5,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(i)	Plumbing fixtures	\$ 30,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(j)	Electrical slab rough-in	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(k)	Electrical in walls	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(l)	Electrical fixtures	\$ 14,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(m)	Exhaust fans	\$ 8,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	(New) Field Lights	\$ 270,000.00						\$ 270,000.00	\$ -	\$ -
8(f)	Contract Execution, Bonds, Insurance	\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 27,000.00	\$ -	\$ 2,700.00
8(g)	Field lighting material purchase TM Stadium	\$ 203,000.00	100.0%	100%	\$ 203,000.00	\$ -	\$ 203,000.00	\$ 203,000.00	\$ -	\$ 20,300.00
8(h)	Field lighting installation TM Stadium	\$ 40,000.00	100.0%	100%	\$ 40,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ 4,000.00
9	(New) Rest Room Structure	\$ 175,000.00						\$ 17,500.00	\$ -	\$ -
9(f)	Contract Execution, Bonds, Insurance	\$ 17,500.00	100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ 17,500.00	\$ -	\$ 1,750.00
9(g)	Interior block walls	\$ 70,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9(h)	Paint	\$ 17,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9(i)	Doors - toilet partitions	\$ 47,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9(j)	Floor finishes	\$ 22,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D	CRUCIAN CHRISTMAS CARNAVAL VILLAGE									
	No Scope									
E	SITE IMPROVEMENTS									
3	Site Infrastructure - Water	\$ 77,000.00						\$ 41,350.00	\$ -	\$ -
3(f)	Contract Execution, Bonds, Insurance	\$ 7,700.00	100.0%	100%	\$ 7,700.00	\$ -	\$ 7,700.00	\$ 7,700.00	\$ -	\$ 770.00
3(g)	WAPA tap and meter installation	\$ 19,300.00	50.0%	50%	\$ 9,650.00	\$ -	\$ 9,650.00	\$ 9,650.00	\$ -	\$ 965.00
3(h)	Water main from tap to building	\$ 30,000.00	80.0%	80%	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 24,000.00	\$ -	\$ 2,400.00
3(i)	Sewer tie-in to existing manhole	\$ 20,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Site Infrastructure - Electrical	\$ 193,000.00						\$ 19,300.00	\$ -	\$ -
4(f)	Contract Execution, Bonds, Insurance	\$ 19,300.00	100.0%	100%	\$ 19,300.00	\$ -	\$ 19,300.00	\$ 19,300.00	\$ -	\$ 1,930.00
4(g)	Light Fixtures installation	\$ 53,700.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(h)	Wire installation	\$ 45,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(i)	Service Drop installation	\$ 45,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4(j)	Conduit installation	\$ 30,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Site Infrastructure - Lighting	\$ 95,000.00						\$ 9,500.00	\$ -	\$ -
5(f)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ 9,500.00	\$ -	\$ 950.00
5(g)	Site lighting material	\$ 85,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: On hold pending a la Carte Item E a change									
6	Roads, Parking & Pathways:	\$ 335,000.00						\$ 33,400.00	\$ -	\$ -
6(f)	Contract Execution, Bonds, Insurance	\$ 33,500.00	100.0%	100%	\$ 33,500.00	\$ -	\$ 33,500.00	\$ 33,500.00	\$ -	\$ 3,350.00
6(g)	Parking area between PEJ and TM field	\$ 261,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(h)	Stippling for Parking area	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6(i)	Signage for Parking area	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ 95,000.00						\$ 13,500.00	\$ -	\$ -
6a(f)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ 9,500.00	\$ -	\$ 950.00
6a(g)	Entry stairs PEJ Stadium	\$ 18,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6a(h)	End stairs at PEJ stadium	\$ 40,000.00	10.0%	10%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 400.00
6a(i)	Accessible ramp from parking to PEJ stadium	\$ 8,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6a(j)	Sidewalk from parking to TM field	\$ 6,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6a(k)	Sidewalk from entry stairs to Main roadway to West	\$ 15,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ 100,000.00						\$ 10,000.00	\$ -	\$ -
6b(f)	Contract Execution, Bonds, Insurance	\$ 10,000.00	100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 1,000.00
6b(g)	Procure 8 Royal Palms	\$ 20,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6b(h)	Install palms and landscaping	\$ 70,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 4,100,000.00	\$ 4,100,000.00		60.88%	\$ 2,466,972.50	\$ 29,210.00	\$ 2,496,182.50	\$ 2,496,182.50	\$ 249,618.25

GOVERNMENT OF THE VIRGIN ISLANDS
 PERIODICAL ESTIMATES FOR PARTIAL PAYMENT - WORKSHEET FOR CHANGE ORDER 7

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands
 NAME OF CONTRACTOR: GEC, LLC Contract No. 0083ASPRC 12(QBC)
 Change Order 7 Schedule of Values Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7 FOR PERIOD 3-11-25 to 5-08-25

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	A		B
								\$ Complete this PE	\$ Completed to date	Retainage to date
B	PAUL E. JOSEPH STADIUM									
C	TERRENCE MARTIN FIELD	\$ (49,500.00)								
4(a)	Concrete materials for support walls under bleachers		\$ (4,275.00)		0%		\$ -	\$ -	\$ -	\$ -
4(b)	Concrete labor support walls under bleachers		\$ (5,225.00)		0%		\$ -	\$ -	\$ -	\$ -
4(c)	Concrete materials treaders for bleacher seats		\$ (13,500.00)		0%		\$ -	\$ -	\$ -	\$ -
4(d)	Concrete labor treaders for bleacher seats		\$ (16,000.00)		0%		\$ -	\$ -	\$ -	\$ -
4(e)	Aluminum benches installation		\$ (10,500.00)		0%		\$ -	\$ -	\$ -	\$ -
5	Fields	\$ (42,000.00)								
5(a)	Outfield fence TM		\$ (42,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ (65,500.00)								
6(a)	Plumbing stubouts at walls		\$ (5,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(b)	Plumbing fixtures		\$ (30,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(c)	Electrical slab rough-in		\$ (10,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(d)	Electrical fixtures		\$ (14,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(e)	Exhaust fans		\$ (6,500.00)		0%		\$ -	\$ -	\$ -	\$ -
9	(New) Rest Room Structure	\$ (157,500.00)								
9(a)	Interior block walls		\$ (70,000.00)		0%		\$ -	\$ -	\$ -	\$ -
9(b)	Paint		\$ (17,500.00)		0%		\$ -	\$ -	\$ -	\$ -
9(c)	Doors - toilet partitions		\$ (47,500.00)		0%		\$ -	\$ -	\$ -	\$ -
9(d)	Floor finishes		\$ (22,500.00)		0%		\$ -	\$ -	\$ -	\$ -
E	SITE IMPROVEMENTS									
6	Roads, Parking & Pathways:	\$ (301,500.00)								
6(a)	Parking area between PEJ and TM field		\$ (281,500.00)		0%		\$ -	\$ -	\$ -	\$ -
6(b)	Striping for Parking area		\$ (10,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6(c)	Signage for Parking area		\$ (10,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ (44,000.00)								
6a(a)	Entry stairs PEJ Stadium		\$ (16,500.00)		0%		\$ -	\$ -	\$ -	\$ -
6a(b)	Accessible ramp from parking to PEJ stadium		\$ (6,500.00)		0%		\$ -	\$ -	\$ -	\$ -
6a(c)	Sidewalk from parking to TM field		\$ (6,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6a(d)	Sidewalk from entry stairs to Main roadway West		\$ (15,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ (90,000.00)								
6b(a)	Procure 8 Royal Palms		\$ (20,000.00)		0%		\$ -	\$ -	\$ -	\$ -
6b(b)	Install palms and landscaping		\$ (70,000.00)		0%		\$ -	\$ -	\$ -	\$ -
I	Delay costs related to CLOMR PER C07	\$ 750,000.00	\$ 750,000.00	100%	100%		\$ 750,000.00	\$ 750,000.00	\$ 75,000.00	
	Totals	\$ -	\$ -			0.00%	\$ -	\$ 750,000.00	\$ 750,000.00	\$ 75,000.00