



Honorable Gustav James  
Commissioner, Virgin Islands Department of Public Works  
Government of the United States Virgin Islands  
Estate Anna's Hope, Christiansted VI 00820

May 13, 2016

Subject: Periodic Estimate for Partial Payment #6 Justification  
Design-Build of Paul E. Joseph Stadium and Sports Complex  
Contract No. C003SPRC15

Dear Commissioner James,

The attached Periodic Estimate for Partial Payment #6 (PE 6) submitted by GEC, LLC (GEC) to the Government of the Virgin Islands (Government) for payment includes billing for 60% Construction Documents, which have been submitted to the Government.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Richards', written over a white background.

Laurence J. Richards, P.E., M.B.A.  
Managing Member

Copy to:

Honorable Pedro Cruz, Commissioner, Sports, Parks and Recreation  
Lloyd Bough, Chief of Contracting, VI Department of Property and Procurement  
Vance Pinney, Capital Improvement Projects Engineering Administrator, Dept. of Public Works  
Tim Dempsey, Director of Operations, Coastal Systems – USVI



Honorable Gustav James  
Commissioner, Virgin Islands Department of Public Works  
Government of the United States Virgin Islands  
Estate Anna's Hope, Christiansted VI 00820

May 13, 2016

**Subject:** Project Status Periodic Report April 2016  
Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex  
(Lump Sum Contract Price) between Government of the Virgin Islands and GEC,  
LLC Revised for Change Order 1 to the Contract  
Contract No. C003SPRC15

Dear Commissioner James,

In accordance with Section 6(d) of the Service Contract the following periodic report summarizes project activities for April 2016.

**Demolition**

Paul E. Joseph Stadium lights, carnival village light poles, and the Terrence Martin Field grandstand demolition completed February 2016. The grandstand and adjacent buildings were demolished in concurrence with the Phase II Archaeological Study undertaken by the University of Alabama's Office of Archaeological Research.

**Design**

GEC and the design team of SEHA and Populous initiated the development of the Construction Drawings through several iterations with the Government and Owner's representative, Coastal Systems – USVI, which includes Architectural, MEP and Structural design. A Design Review meeting was held April 01, 2016 with the Government, Owner's Representative, GEC, and Steven E. Hutchins Architects. Meeting minutes attached.

Per the direction of the Owner's representative the design excludes foundation and site design pending a determination of the Stadium site layout.

**Submittals**

See attached submittal log.

Subject: Project Status Periodic Report April 2016  
May 13, 2016  
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Requests for Information

See attached RFI log. Note that RFI #1 regarding the anticipated equipment for the concession areas remains unanswered.

Schedule:

Demolition complete. 60% CD's submitted.

Change Orders

<u>No.</u>	<u>Description</u>	<u>Status</u>
1	Revise Contract from "GMP" to "Lump Sum"	Approved
2	Stage I Field Work Phase II Arch. Study	Approved
3	Additional geotechnical investigation	Approved

Periodic Estimates for Payment

Periodic Estimate for Partial Payment #6 submitted by GEC to the Government Engineer May 13, 2016 includes billing for 60 % Construction Documents design completion.

Please contact the undersigned if the preceding needs to be clarified.

Sincerely,



Laurence J. Richards, P.E., M.B.A.  
Senior Project Manager

Copy to:

Pedro Cruz, Commissioner, Dept. of Sports, Parks & Recreation

Vance Pinney, Capital Improvement Projects Engineering Administrator, Dept. of Public Works

Tim Dempsey, Director of Operations, Coastal Systems – USVI

Nicholas Zwerner, Coastal Systems - USVI

John R. Wessel, Managing Member, GEC, LLC

**Meeting Minutes**

Job: 522-214 PAUL E. JOSEPH STADIUM  
 Location: Conference Room, Department of Public Works

Meeting: Design # 1  
 Date: 4/1/16  
 Start Time: 9:00:00AM

**Attendees**

**Attended**

- |                                                                                      |                                                                               |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Honorable Gustav James (Department of Public wor | <input checked="" type="checkbox"/> Pedro Cruz (SPORTS, PARKS & RECREATION)   |
| <input checked="" type="checkbox"/> Steve Hutchins (Steven E. Hutchins AIA)          | <input checked="" type="checkbox"/> Vance Pinney (Department of Public works) |
| <input checked="" type="checkbox"/> Dennis Brow (Department of Public works)         | <input checked="" type="checkbox"/> Tim Dempsey (Coastal Systems VI)          |
| <input checked="" type="checkbox"/> Nick Zwerner (Coastal Systems VI)                | <input checked="" type="checkbox"/> Larry Richards (GEC, LLC)                 |

Item	Description	Responsible	Due Date	Closed
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**New Business**

1-1	Design Review			☐
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Steve Hutchins presented the design and construction documents completed to date; construction documents are 45%.

Roof design cantilevered government has concerns with rain and coverage  
 -can structural extend cantilever over seats?  
 -can roof structures be lowered?

Stadium orientation still under review and subject to geotechnical analysis and land acquisitions; per (DB) stadium orientation is not an issue for the ballplayers; during a game players always impacted and no matter where you travel to play there is always issues with the environment and sun.

Government would like more open concourses and patios; that enhance open areas and views of the ocean. Open space design determined after multiple iterations of stadium and program evaluation. Per (PC) - no need for expanded views to ocean; fans do not need view. (TD) The overall development plan includes hotels etc. that will prevent views to ocean.

Ensure easily maintain roll up doors consider chain pulls as opposed to electrical motors openers;

Emergency backup power for entire facility incl. lights; as designed emergency generator is only for fire pumps.

Increase minimum cistern size to 100,000 gallons; cistern is not in the original program.

Ensure roofs are pitched; no flat roofs slightly pitched

Government wants individual seats as opposed to bench seats; consider 21 inch seats; GEC to provide options for seats with submittal process.

Perimeter fence/wall  
 -no chain-link  
 -Need pad on outfield fencing  
 -provide alternates to solid wall; SEHA to check with Populous for options

Parking program minimum of 1000 spaces.

Can Stadium be elevated to +10 and not elevate field? Potential savings for fill.

Evaluate air-conditioning for locker rooms.

# Meeting Minutes

Job: 522-214 PAUL E. JOSEPH STADIUM

Meeting: Design # 1

Item	Description	Responsible	Due Date	Closed
1-2	<b>Concession Program</b> Program has line item for equipment (See Attachment 1 to Appendix B of the Service Contract. Design team needs end user requirements including equipment and use. GEC to issue RFI.			☐
1-3	<b>Pay Estimate 5</b> GEC submitted Pay Estimate 5 for processing and payment.			☐
1-4	<b>Change Order 3</b> GEC submitted change order 3 at the request of owners representative for additional geotechnical investigation.			☐

Meeting adjourned at 12:00.

Next meeting at on .

The preceding is assumed to be a complete and correct account of the items discussed, directions given, and conclusions drawn, unless this office is notified to the contrary by the next regular meeting. If no notification is received, these minutes will be deemed an accurate account of the meeting.

Prepared by: Larry Richards

Copy To:

## Submittal Log with Detail

GEC, LLC

Date: 5/6/2016

Include Closed Jobs: No

Show: All

522-214 PAUL E. JOSEPH STADIUM

Number Status	Rev	Description	Received From	Received Date Due Date	Sent Date	Returned Date Due Date	Forwarded Date	Remarks
	1	0	PHASE I ARCHAEOLOGICAL REPORT	Soltec International, INC	3/5/15	11/24/15		Resubmitted to Government per CO1 of Service Contract
10.(C) - 1	0	GEOTECHNICAL REPORT						see App A Alt 1 -1.5.7; Soil Testing Report resubmitted to Gov't per CO1 11/24/15.
11.(B) - 1	0	ENVIRONMENTAL ASSESSMENT						App A attachment 1 subsection
12.(A) - 1	0	Plans for Permits Related to the Phase						Submit to appropriate Governmental Body.
12.(B) - 1	0	Required Commencement Date Governmental Approvals Generally						
12.(G) - 1	0	DOCUMENT SUBMITTAL PROTOCOL	Larry Richards (GEC, LLC)	11/25/15	11/25/15			
12.(K) - 1	0	Plans for Design/Build Work and Pre-Design Conference						
14.(D) - 1	0	NOTICE OF CHANGE						
16.(J) - 1	0	Subcontractors proposed percentage mark-up for field overhead and fee						
18.(F) - 1	0	Final Periodic Estimate for Payment						
24.(B) - 1	0	SUPPORTING DOCUMENTATION						
4.(C)4. - 1	0	CONTRACT SCHEDULE FOR EACH PHASE	Larry Richards (GEC, LLC)	10/23/15	10/23/15			Due within five (5) calendar days after receipt of the notice to proceed. -- DEMO SCHEDULE
7.(I)(2) - 1	0	Subcontracts and purchase orders for Materials and Equipment						
7.(I)(3) - 1	0	List of Materials and Equipment Supplied from stock inventory						

522-214 PAUL E. JOSEPH STADIUM

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## Submittal Log with Detail

GEC, LLC

Date: 5/6/2016

Include Closed Jobs: No

Show: All

8.(A)(1) - 1	0	Listing of all major Materials and Equipment				
8.(A)(2) - 1	0	Performance data on Materials and Equipment				
8.(A)(3) - 1	0	Sample of Materials and Equipment				
8.(H)(1) - 1	0	Manufacturer's standard samples of Materials and Equipment				
A 1.(C) - 1	0	Preliminary plans and preliminary specifications by phase				
A 1.(E) - 1	0	CONSTRUCTION DRAWINGS				
A 1.(J) - 1	0	(2) CERTIFIED SURVEYS	Survey Services Company	1/14/15	11/24/15	As built and Topographic Survey; resubmitted to Government per CO1
A1-1.5.14 - 1	0	30% COMPLETE CONSTRUCTION PLANS AND SCHEDULE OF AMOUNTS			2/28/16	Awaiting response from Government.
A1-1.5.14 - 2	0	60% COMPLETE CONSTRUCTION PLANS AND SCHEDULE OF AMOUNTS	Steve Hutchins (Steven E. Hutchins AIA)	4/29/16	5/6/16	
A1-1.5.3 - 1	0	SCHEDULE OF AMOUNTS FOR DEMOLITION	Larry Richards (GEC, LLC)	11/23/15	11/24/15	Approved.
A1-1.5.5 - 1	0	DEMOLITION PERMITS	Dept of Planning & Nat'l Res.	12/19/14	11/24/15	Resubmitted to Government per CO1 of the Service Contract.
A1-1.5.6 - 1	0	MASTER DEVELOPMENT PLAN				
A1-1.5.6 - 2	0	ABATEMENT TESTING REPORTS				
A1-1.5.7 - 1	0	SUFFICIENCY OF WAPA ELECTRICAL SERVICE TO SITE	WAPA (SL Crobt)	12/2/14	11/24/15	Resubmitted to Government per CO1 of the Service Contract.
A1-1.5.7 - 2	0	SUFFICIENCY OF POTABLE WATER SERVICE TO SITE	WAPA (SL Crobt)	11/25/14	11/24/15	Resubmitted to Government per CO1 of the Service Contract.
A1-1.5.7 - 3	0	SUFFICIENCY OF COMMUNICATION INFORMATION SYSTEM SERVICE TO SITE				

### Submittal Log with Detail

GEC, LLC							Date: 5/8/2016
Include Closed Jobs: No							Show: All
A1-1.5.7 - 4	0	SUFFICIENCY OF ANY OTHER REQUIRED INFRASTRUCTURE IMPROVEMENTS	VI WASTE MANAGEMENT	12/11/14	11/24/15		WMA sewer sufficiency; resubmitted to Government per CO1 of the Service Contract.
A1-1.5.7 - 5	0	SOIL TESTING REPORT	VITEST Engineers	2/20/15	11/24/15		Including engineering recommendations; resubmitted to Government per CO1 of the Service Contract.
A1-1.5.7 - 6	0	CIVIL ENGINEERING REPORT	Steve Hutchins (Steven E. Hutchins AIA)	3/27/15	11/24/15		Genesis flood mitigation; resubmitted to Government per CO1 of the Service Contract.
A1-1.5.8 - 1	0	DESIGN CONCEPT PLAN FOR STADIUM, LITTLE LEAGUE FIELD, CARNIVAL VILLAGE		12/17/15	12/22/15	12/22/15	Design guidance received 122215 from Coastal Systems-USVI from mtg w Government 12172015.

# RFI Log

GEC, LLC

05-06-2016

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Include Closed Jobs: No

522-214 PAUL E. JOSEPH STADIUM

Project Manager:

<u>Number</u>	<u>Date</u>	<u>Subject</u>	<u>Required Date</u>	<u>Returned Date</u>	<u>Forwarded Date</u>
1	04-05-16	Concession Space Equipment and Fixtures	04-18-2016		