



Department of Property & Procurement

Government of the United States Virgin Islands

3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820

8201 SUB BASE, 3RD FLOOR, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



June 27, 2017

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

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Eight (8), dated May 31, 2017 and received June 23, 2017, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Nine Hundred Twelve Thousand One Hundred Sixty Dollars and Zero Cents (\$912,160.00)**.

Sincerely,

Lloyd T. Bough, Jr.
Commissioner

LTB/tc

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



OFFICE OF
THE COMMISSIONER

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS
8244 Sub Base
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844
(340) 774-1301
Fax: (340) 715-8136

June 23, 2017

Commissioner Lloyd T. Bough, Jr.
Department of Property & Procurement
Building #1, Sub Base, 3rd Floor
St. Thomas, U.S. Virgin Islands 00802

Re: C003SPRC15 (GEC) 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.
Letter of Transmittal (Periodical Estimate #8)

Dear Commissioner Lloyd T. Bough, Jr.:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this correspondence requesting your Agency's direct assistance in the expeditious processing and signature approval of this Periodical Estimate #8 in the amount of \$912,160.00. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) 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. The design phase is 60% complete for this project.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give our DPW/CIP Office a call at (340) 776-4844 ext. 4204.

Respectfully,


Gustav James
Commissioner
Department of Public Works

GJ/VEP/vep

Attached:
cc: Commissioner of DSPR
DPW/CIP Engineering Administrator

Schedule of Amounts for Design as revised by Change Order 4 Exhibit 1c

Percentage revisions and % complete as of 5/31/17

ID	Description	New SOA	As of PE #7		PE #8		To Date		
			%	Amount	%	Amount	%	Invoiced	Balance
Pre-Suspension Design Work									
	Pre-Suspension Design Work	782,125.00	100%	782,125.00	0%	0.00	100%	782,125.00	0.00
	Pre-Suspension Design Work	782,125.00		782,125.00		0.00		782,125.00	0.00
B PEJ Stadium									
	Preliminary	157,500.00	100%	157,500.00	0%	0.00	100%	157,500.00	0.00
	Conceptual	236,250.00	100%	236,250.00	0%	0.00	100%	236,250.00	0.00
	Schematic	393,750.00	100%	393,750.00	0%	0.00	100%	393,750.00	0.00
	Civil/Found	157,500.00	50%	78,750.00	50%	78,750.00	100%	157,500.00	0.00
	60% Design	315,000.00	100%	315,000.00	0%	0.00	100%	315,000.00	0.00
	60% Design Incremental	420,000.00	0%	0.00	100%	420,000.00	100%	420,000.00	0.00
1a	90% Design	300,000.00	0%	0.00	0%	0.00	0%	0.00	300,000.00
1b	100% Design	40,000.00	0%	0.00	0%	0.00	0%	0.00	40,000.00
1c	Administration During Construction	105,000.00	0%	0.00	0%	0.00	0%	0.00	105,000.00
	PEJ Stadium Totals	2,125,000.00		1,181,250.00		428,750.00		1,680,000.00	445,000.00
C Terrance Martin LL									
	Preliminary	22,000.00	100%	22,000.00	0%	0.00	100%	22,000.00	0.00
	Conceptual	33,000.00	100%	33,000.00	0%	0.00	100%	33,000.00	0.00
	Schematic	55,000.00	100%	55,000.00	0%	0.00	100%	55,000.00	0.00
	Civil/Found	22,000.00	95%	20,900.00	5%	1,100.00	100%	22,000.00	0.00
	60% Design	44,000.00	100%	44,000.00	0%	0.00	100%	44,000.00	0.00
	60% Design Incremental	24,000.00	0%	0.00	100%	24,000.00	100%	24,000.00	0.00
1a	90% Design	30,000.00	0%	0.00	0%	0.00	0%	0.00	30,000.00
1b	100% Design	7,500.00	0%	0.00	0%	0.00	0%	0.00	7,500.00
1c	Administration During Construction	12,500.00	0%	0.00	0%	0.00	0%	0.00	12,500.00
	Terrance Martin LL Totals	250,000.00		174,900.00		25,100.00		200,000.00	50,000.00
D Carnival Village									
	Preliminary	15,000.00	100%	15,000.00	0%	0.00	100%	15,000.00	0.00
	Conceptual	22,500.00	100%	22,500.00	0%	0.00	100%	22,500.00	0.00
	Schematic	37,500.00	100%	37,500.00	0%	0.00	100%	37,500.00	0.00
	Civil/Found	15,000.00	95%	14,250.00	5%	750.00	100%	15,000.00	0.00
	60% Design	30,000.00	100%	30,000.00	0%	0.00	100%	30,000.00	0.00
	60% Design Incremental	16,000.00	0%	0.00	100%	16,000.00	100%	16,000.00	0.00
1a	90% Design	20,000.00	0%	0.00	0%	0.00	0%	0.00	20,000.00
1b	100% Design	5,500.00	0%	0.00	0%	0.00	0%	0.00	5,500.00
1c	Administration During Construction	8,500.00	0%	0.00	0%	0.00	0%	0.00	8,500.00
	Carnival Village Totals	170,000.00		110,250.00		16,750.00		136,000.00	34,000.00
E Site Works									
	Preliminary	20,000.00	100%	20,000.00	0%	0.00	100%	20,000.00	0.00
	Conceptual	15,000.00	100%	15,000.00	0%	0.00	100%	15,000.00	0.00
	Schematic	25,000.00	100%	25,000.00	0%	0.00	100%	25,000.00	0.00
	Civil/Found	2,000.00	100%	2,000.00	0%	0.00	100%	2,000.00	0.00
	60% Design	3,200.00	100%	3,200.00	0%	0.00	100%	3,200.00	0.00
	60% Design Incremental	0.00	0%	0.00	0%	0.00	0%	0.00	0.00
1a	90% Design	110,000.00	0%	0.00	0%	0.00	0%	0.00	110,000.00
1b	100% Design	13,600.00	0%	0.00	0%	0.00	0%	0.00	13,600.00
1c	Administration During Construction	46,200.00	0%	0.00	0%	0.00	0%	0.00	46,200.00
	Site Works Totals	335,000.00		65,200.00		0.00		65,200.00	169,800.00
	Project Design Total	3,562,125.00		2,122,725.00		510,600.00		2,667,325.00	668,600.00

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC16(GEC)

PERIODIC ESTIMATE NO. 8

FOR PERIOD: 08-08-18

TO: 08-31-17

Row No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/16								
1	Insurance		LB	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LB	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LB	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LB	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-16		LB	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LB	\$ 188,500.00	\$ 188,500.00	1.0	\$ 188,500.00	\$ -	100%
7	Mobilization		LB	\$ 182,500.00	\$ 182,500.00	1.0	\$ 182,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	80% Design (A/E & C/E) - Permits/Approvals		LB	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
1b	100% Design		LB	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%
10	Administration During Construction		LB	\$ 108,000.00	\$ 108,000.00	0.0	\$ -	\$ 108,000.00	0%
2	Foundation		LB	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete Superstructure		LB	\$ 2,915,000.00	\$ 2,915,000.00	0.0	\$ -	\$ 2,915,000.00	0%
4	Fixed Seating		LB	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LB	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LB	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LB	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LB	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LB	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavilion		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LB	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LB	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LB	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LB	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LB	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LB	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LB	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Fede		LB	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LB	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LB	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LB	\$ 600,000.00	\$ 600,000.00	0.0	\$ -	\$ 600,000.00	0%
27	Fire Safety		LB	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LB	\$ 450,000.00	\$ 450,000.00	0.0	\$ -	\$ 450,000.00	0%
C	TERRENCE MARTIN FIELD								
1	80% Design (A/E & C/E) - Permits/Approvals		LB	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LB	\$ 30,000.00	\$ 30,000.00	0.0	\$ -	\$ 30,000.00	0%
1b	100% Design		LB	\$ 7,000.00	\$ 7,000.00	0.0	\$ -	\$ 7,000.00	0%
10	Administration During Construction		LB	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LB	\$ 180,000.00	\$ 180,000.00	0.0	\$ -	\$ 180,000.00	0%
3	Structures - Steel & Concrete Superstructure		LB	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structures - Seating & Amenities		LB	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LB	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LB	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LB	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	80% Design (A/E & C/E) - Permits/Approvals		LB	\$ 138,000.00	\$ 138,000.00	1.0	\$ 138,000.00	\$ -	100%
1a	90% Design		LB	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LB	\$ 8,000.00	\$ 8,000.00	0.0	\$ -	\$ 8,000.00	0%
10	Administration During Construction		LB	\$ 8,000.00	\$ 8,000.00	0.0	\$ -	\$ 8,000.00	0%
2	Mechanical, Electrical & Plumbing		LB	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LB	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	80% Design (A/E & C/E) - Permits/Approvals		LB	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LB	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LB	\$ 13,800.00	\$ 13,800.00	0.0	\$ -	\$ 13,800.00	0%
10	Administration During Construction		LB	\$ 48,200.00	\$ 48,200.00	0.0	\$ -	\$ 48,200.00	0%
2	Earthwork & Grading		LB	\$ 800,000.00	\$ 800,000.00	0.0	\$ -	\$ 800,000.00	0%
3	Site Infrastructure - Water		LB	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LB	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LB	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LB	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LB	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LB	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition Incl. Wall, Lights		LB	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LB	\$ 150,000.00	\$ 150,000.00	0.8	\$ 87,108.80	\$ 62,891.20	58%
H	Estimator's Risk to 10-31-18		LB	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	TOTAL				\$ 20,000,000.00		\$ 5,343,308.80	\$ 14,656,691.20	27%

1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	Revise Contract from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 80% Design, start 90% Design, update Insurance and Bonds, Revise SCA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
CHANGE ORDERS TOTAL					\$ -	\$ -	\$ -	\$ -	0%
TOTAL CONTRACT					\$ -	\$ 20,000,000.00	\$ -	\$ -	0%

2 ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original Contract Amount	\$ 20,000,000.00
B. Price Additions	
C. Less Deductions	
D. Adjusted Contract Amount To Date	\$ 20,000,000.00

3 ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column B From)	\$ 5,343,309.50
2. Extra work performed to date	\$ -
3. Total value of work performed to date	\$ 5,343,309.50
4. Add: Materials stored at close of this period (Attached detailed Schedule)	\$ -
5. Less: Amount Retained	\$ (20,000.00)
6. Net amount earned on contract to date	\$ 5,323,309.50
7. Other Deductions	\$ -
8. Less Amount of Previous payments	\$ 4,411,149.50
9. BALANCE DUE THIS PAYMENT	\$ 912,160.00

4 CERTIFICATION OF CONTRACTOR

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


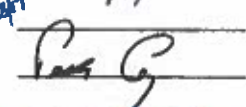

and GEC, LLC dated 11/18/2014 and/or duly authorized
(Contractor) (Contract Date)

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

GEC, LLC By:  5-31-2017
(Contractor) (Authorized Representative)

5 CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 8 for the period 09-01-16 to 09-31-17 inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the Contractor; that all work and/or material included in this Periodic Estimate No. 8 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 authorized or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

 6/27/17
 Owner's Representative Date 6-22-17

 Commissioner of Public Works Date _____

 Using Agency Date 6-22-17
 Federal Agency Date _____
 Contracting Officer Date 27 June 17