




MEMORANDUM

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

FROM: Derek Gabriel 
Commissioner

DATE: September 29, 2025

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 48 for construction services performed by GEC, LLC for **Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003SPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 48	September 23, 2025	\$22,899.05

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 2208, or via email at kizma.petersen@dpw.vi.gov.



September 29, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 48
C003SPRC15(GEC) – Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 48 for services performed by your company during the period of July 16, 2025, through September 23, 2025, relative to the above referenced contract. The payment is approved in the amount of **Twenty-Two Thousand, Eight Hundred Ninety-Nine Dollars and Five Cents (\$22,899.05)**.

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/yb

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

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003SPRC15(GEC)

PERIODICAL ESTIMATE NO. 48		FOR PERIOD						7-16-25 to 9-23-25	
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)
A	Pre-Suspension Work to 3/18/16								
1	Insurance	1	LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees	1	LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees	1	LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15	1	LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)	1	LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization	1	LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
Aa	True up mobilization to 10% of Contract	1	LS	\$ 2,537,500.00	\$ 2,537,500.00	1.0	\$ 2,537,500.00	\$ -	100%
B	Paul E. Joseph Stadium								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 40,000.00	\$ 40,000.00	1.0	\$ 40,000.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 105,000.00	\$ 105,000.00	1.0	\$ 102,172.07	\$ 2,827.93	97.307%
1d	Design Changes CO 10 (\$94,800) & CO11 (\$95,200)	1	LS	\$ 190,000.00	\$ 190,000.00	1.0	\$ 190,000.00	\$ -	100%
1e	Additional Design Costs CO 13	1	LS	\$ 612,500.00	\$ 612,500.00	1.0	\$ 612,500.00	\$ -	100%
2	Foundation (Test piles and pile design)	1	LS	\$ 167,500.00	\$ 167,500.00	1.0	\$ 167,500.00	\$ -	100%
2a	Surcharge Earthwork	1	LS	\$ 960,000.00	\$ 960,000.00	1.0	\$ 960,000.00	\$ -	100%
2b	Surcharge Testing	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 100,000.00	\$ -	100%
2c	Pile Foundation	1	LS	\$ 3,702,300.00	\$ 3,702,300.00	1.0	\$ 3,702,300.00	\$ -	100%
2d	Mat Slab Foundation	1	LS	\$ 3,466,650.00	\$ 3,466,650.00	1.0	\$ 3,466,650.00	\$ -	100%
3	Structural Steel and Concrete Superstructure	1	LS	\$ 1,603,634.25	\$ 1,603,634.25	1.0	\$ 1,586,725.69	\$ 16,908.56	99%
8	Locker Rooms & Showers	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 161,000.00	\$ 39,000.00	81%
10	Public Restrooms	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ 187,300.00	\$ 62,700.00	75%
12	Entry Pavilion	1	LS	\$ 135,000.00	\$ 135,000.00	1.0	\$ 135,000.00	\$ -	100%
15	Party Deck Area	1	LS	\$ 135,000.00	\$ 135,000.00	1.0	\$ 112,500.00	\$ 22,500.00	83%
19	Dugouts	1	LS	\$ 155,000.00	\$ 155,000.00	1.0	\$ 150,000.00	\$ 5,000.00	97%
20	Stairways & Common Spaces	1	LS	\$ 330,000.00	\$ 330,000.00	1.0	\$ 312,500.00	\$ 17,500.00	95%
25	Mechanical	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 60,000.00	\$ 35,000.00	63%
26	Electrical	1	LS	\$ 1,100,000.00	\$ 1,100,000.00	1.0	\$ 914,020.00	\$ 185,980.00	83%
28	Plumbing	1	LS	\$ 385,000.00	\$ 385,000.00	1.0	\$ 349,275.00	\$ 35,725.00	91%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 7,500.00	\$ 7,500.00	1.0	\$ 7,500.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
D	CRUCIAN CHRISTMAS VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 20,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 5,500.00	\$ 5,500.00	1.0	\$ 5,500.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 8,500.00	\$ 8,500.00	1.0	\$ -	\$ 8,500.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design	1	LS	\$ 110,000.00	\$ 110,000.00	1.0	\$ 110,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 13,600.00	\$ 13,600.00	1.0	\$ 13,600.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 46,200.00	\$ 46,200.00	1.0	\$ 46,200.00	\$ -	100%
2	Earthwork & Grading	1	LS	\$ 500,000.00	\$ 500,000.00	1.0	\$ 500,000.00	\$ -	100%
7	Site Improvements	1	LS	\$ 232,806.25	\$ 232,806.25	1.0	\$ 232,806.25	\$ -	100%
F	Demolition incl. Wall, Lights	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency	1	LS	\$ 87,109.50	\$ 87,109.50	1.0	\$ 87,109.50	\$ -	100%
H	Extend Builder's Risk to 10-31-19	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
Totals					\$ 22,900,000.00		\$ 22,455,858.51	\$ 444,141.49	

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	Revise Contract from "Guaranteed Maximum Price" to "Lump Sum"			\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study			\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation			\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8			\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments			\$ -	\$ -	1	\$ -	\$ -	100%
6	Surcharge Earthwork			\$ -	\$ -	1	\$ -	\$ -	100%
7	Locate Existing Utilities			\$ -	\$ -	1	\$ -	\$ -	100%
8	Time Extension			\$ -	\$ -	1	\$ -	\$ -	100%
9	Phase 2 Archeological Survey by U of Alabama			\$ -	\$ -	1	\$ -	\$ -	100%
10	Pile/mat slab frctn, re-design PEJ 700 seats			\$ -	\$ -	1	\$ -	\$ -	100%
11	Design and SOV changes for revised budget			\$ -	\$ -	1	\$ -	\$ -	100%
12	Extend time, delete Builders Risk			\$ -	\$ -	1	\$ -	\$ -	100%
13	Revise SOA per final Drawings			\$ -	\$ 2,900,000.00	1	\$ 2,455,858.51	\$ 444,141.49	85%
14	Authorizing Supplemental Contract								100%
15	Time Extension								100%
16	Change all aluminum bleachers to concrete steps, risers.								100%
17	Change walls from drywall to cmu block								100%
18	Time Extension								100%
19	Time Extension								100%
20	Time Extension								100%
21	No coal A la Carte								100%
22	Supplemental 2								100%
23	Time Extension								100%
24	Time Extension								100%

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$	20,000,000.00
B. Plus: Additions	\$	2,900,000.00
C. Less: Deductions	\$	-
D. Adjusted contract amount to date	\$	22,900,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$	22,455,858.51
2. Extra work performed to date		
3. Total value of work performed to date	\$	22,455,858.51
4. Add: Materials stored at close of this period (Attached detailed schedule)		
5. Less: Amount retained	\$	378,199.28
6. Net amount earned on contract work to date	\$	22,077,659.23
7. Other deductions		
8. Less: Amount of previous payments	\$	22,054,760.18
9. BALANCE DUE THIS PAYMENT	\$	22,899.05

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 11-19, 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 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)
9/23/2025
(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. 48 for the period of 7/16/2025 through 9/23/2025 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. 48 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 authentic and/or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

1. 
Derek A. Gabriel, Commissioner of Public Works

Date 9/29/2025

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

Date N/A

3. 
Tawana Nicholas, Architect/Engineer

Date 09-25-2025

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Cruz, Virgin Islands

NAME OF CONTRACTOR: GEC, LLC Contract No. CR03SPRC15(06C)

PERIODICAL ESTIMATE NO. 48 FOR PERIOD 7/16/2025 to 8-23-25

Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
No										Retainage previously released
A	Pre-Suspension Work to 3/18/15									
1	Insurance	\$ 1,013,875.00		100%		100%	\$ 1,013,875.00		\$ 1,013,875.00	
2	Architectural and Engineering Fees	\$ 375,000.00		100%		100%	\$ 375,000.00		\$ 375,000.00	
3	Consulting & Permit Fees	\$ 107,125.00		100%		100%	\$ 107,125.00		\$ 107,125.00	
4	Contract Administration and Development	\$ 300,000.00		100%		100%	\$ 300,000.00		\$ 300,000.00	
5	Demolition through 3-18-15	\$ 650,000.00		100%		100%	\$ 650,000.00		\$ 650,000.00	
6	Lead Abatement (Owner's Contingency)	\$ 166,500.00		100%		100%	\$ 166,500.00		\$ 166,500.00	
7	Mobilization	\$ 162,500.00		100%		100%	\$ 162,500.00		\$ 162,500.00	
Aa	True up mobilization to 10% of Contract	\$ 2,537,500.00		100%		100%	\$ 2,537,500.00		\$ 2,537,500.00	
B	Paul E. Joseph Stadium									
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 1,680,000.00		100%		100%	\$ 1,680,000.00		\$ 1,680,000.00	
1a	90% Design	\$ 300,000.00		100%		100%	\$ 300,000.00		\$ 300,000.00	
1b	100% Design	\$ 40,000.00		100%		100%	\$ 40,000.00		\$ 40,000.00	
1c	Administration During Construction	\$ 105,000.00		97.23%	0.00068	97.307%	\$ 102,100.67	\$ 71.40	\$ 102,172.07	\$ 10,217.31
1d	Design Changes CO 10 (\$84,800) & CO11 (\$86,200)	\$ 190,000.00		100%		100%	\$ 190,000.00		\$ 190,000.00	
1e	Additional Design Costs CO 13	\$ 612,500.00		100%		100%	\$ 612,500.00		\$ 612,500.00	
2	Foundation (Test piles and pile design)	\$ 167,500.00		100%		100%	\$ 167,500.00		\$ 167,500.00	
2a	Surcharge Earthwork	\$ 960,000.00		100%		100%	\$ 960,000.00		\$ 960,000.00	
2b	Surcharge Testing	\$ 100,000.00		100%		100%	\$ 100,000.00		\$ 100,000.00	
2c	Pile Foundation	\$ 3,702,300.00		100%		100%	\$ 3,702,300.00		\$ 3,702,300.00	
2d	Mat Slab Foundation	\$ 3,466,650.00		100%		100%	\$ 3,466,650.00		\$ 3,466,650.00	
	Structural Steel and Concrete Superstructure									
3	Superstructure	\$ 1,440,000.00								
3a	Concrete and rebar material	\$ 250,000.00		100%		100%	\$ 250,000.00		\$ 250,000.00	\$ 25,000.00
3b	Concrete and rebar installation									
3ba	Line B wall from Line 3 to 01 = 9.3% of 3b	\$ 41,850.00		100%		100%	\$ 41,850.00		\$ 41,850.00	\$ 4,185.00
3bb	Line B wall from Line 7.1 to 18 = 9.3% of 3b	\$ 41,850.00		100%		100%	\$ 41,850.00		\$ 41,850.00	\$ 4,185.00
3bc	Line B hall roof from Line 3 to 01 = 6.9% of 3b	\$ 31,050.00		100%		100%	\$ 31,050.00		\$ 31,050.00	\$ 3,105.00
3bd	Line B hall roof from Line 7.1 to 18 = 6.9% of 3b	\$ 31,050.00		100%		100%	\$ 31,050.00		\$ 31,050.00	\$ 3,105.00
3bv	Line B hall wall from Line 3 to 01 = 3.9% of 3b	\$ 17,550.00		100%		100%	\$ 17,550.00		\$ 17,550.00	\$ 1,755.00
3bv	Line B hall wall from Line 7.1 to 18 = 3.9% of 3b	\$ 17,550.00		100%		100%	\$ 17,550.00		\$ 17,550.00	\$ 1,755.00
3bw	Pavilion concrete beams = 20% of 3b	\$ 90,000.00		100%		100%	\$ 90,000.00		\$ 90,000.00	\$ 9,000.00
3bw	Pavilion concrete slab = 33% of 3b (8 pours)									
3bvii-1	Pour 1	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-2	Pour 2	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-3	Pour 3	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-4	Pour 4	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-5	Pour 5	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-6	Pour 6	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-7	Pour 7	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bvii-8	Pour 8	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bx	Elevator shaft = 6.8% of 3b	\$ 30,600.00		100%		100%	\$ 30,600.00		\$ 30,600.00	\$ 3,060.00
3c	Struct steel/roof for bleachers material	\$ 740,000.00		100%		100%	\$ 740,000.00		\$ 740,000.00	\$ 74,000.00
3ca	Steel for roof - install	\$ 45,834.25		40%	35.00%	75%	\$ 18,253.70	\$ 15,971.99	\$ 34,225.69	\$ 3,422.57
3cb	R-panel for roof - install (includes parking)	\$ 10,000.00			45.00%	45%	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 450.00
3cd	12 concrete pours - to support roof structure	\$ 108,000.00		100%		100%	\$ 108,000.00		\$ 108,000.00	\$ 10,800.00
8	Locker Rooms & Showers	\$ 200,000.00								
8a	Interior walls material	\$ 75,800.00		100%		100%	\$ 75,800.00		\$ 75,800.00	\$ 7,580.00
8b	Interior block walls installation	\$ 42,000.00		100%		100%	\$ 42,000.00		\$ 42,000.00	\$ 4,200.00
8c	Specialty items material	\$ 26,500.00		100%		100%	\$ 26,500.00		\$ 26,500.00	\$ 2,650.00
8d	Specialty items install	\$ 29,000.00				0%	\$ -		\$ -	\$ -
8e	Paint - plastered walls and ceilings	\$ 16,700.00		100%		100%	\$ 16,700.00		\$ 16,700.00	\$ 1,670.00
8f	Wall tile installation	\$ 8,000.00				0%	\$ -		\$ -	\$ -
8g	Floor finish - sealed concrete	\$ 2,000.00				0%	\$ -		\$ -	\$ -
10	Public Restrooms	\$ 250,000.00								
10a	Bath accessories material	\$ 80,000.00		100%		100%	\$ 80,000.00		\$ 80,000.00	\$ 8,000.00
10b	Bath accessories installation	\$ 15,200.00				0%	\$ -		\$ -	\$ -
10c	Tile material	\$ 94,800.00		100%		100%	\$ 94,800.00		\$ 94,800.00	\$ 9,480.00
10d	Tile installation	\$ 50,000.00			5.00%	5%	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 250.00
10e	Paint	\$ 10,000.00		100%		100%	\$ 10,000.00		\$ 10,000.00	\$ 1,000.00
	Interior block walls see supplemental SOV 11(a)									
12	Entry Pavilion	\$ 135,000.00								
12a	Gate material	\$ 54,000.00		100%		100%	\$ 54,000.00		\$ 54,000.00	\$ 5,400.00
12b	Gate installation	\$ 9,000.00		100%		100%	\$ 9,000.00		\$ 9,000.00	\$ 900.00
12c	Concrete and rebar material	\$ 32,000.00		100%		100%	\$ 32,000.00		\$ 32,000.00	\$ 3,200.00
12d	Concrete and rebar installation	\$ 40,000.00		100%		100%	\$ 40,000.00		\$ 40,000.00	\$ 4,000.00
16	Party Deck Area	\$ 135,000.00								
16a	Restroom roofs material	\$ 48,800.00		100%		100%	\$ 48,800.00		\$ 48,800.00	\$ 4,880.00
16b	Restroom roofs installation	\$ 20,000.00			10.00%	100%	\$ 18,000.00	\$ 2,000.00	\$ 20,000.00	\$ 2,000.00
16c	Railing material	\$ 37,500.00		100%		100%	\$ 37,500.00		\$ 37,500.00	\$ 3,750.00
16d	Railing installation	\$ 22,500.00				0%	\$ -		\$ -	\$ -
16e	Paint	\$ 400.00			100.00%	100%	\$ -	\$ 400.00	\$ 400.00	\$ 40.00
16f	Interior block walls at restrooms	\$ 6,000.00		100%		100%	\$ 6,000.00		\$ 6,000.00	\$ 600.00
19	Diagrams	\$ 155,000.00								
19a	Concrete and rebar material	\$ 53,000.00		100%		100%	\$ 53,000.00		\$ 53,000.00	\$ 5,300.00
19b	Concrete and rebar installation	\$ 82,000.00		100%		100%	\$ 82,000.00		\$ 82,000.00	\$ 8,200.00
19c	Bat and helmet rack material	\$ 15,000.00		100%		100%	\$ 15,000.00		\$ 15,000.00	\$ 1,500.00
19d	Bat and helmet rack installation	\$ 5,000.00				0%	\$ -		\$ -	\$ -
20	Stairways & Common Spaces	\$ 330,000.00								
20a	Concrete and rebar material	\$ 80,000.00		100%		100%	\$ 80,000.00		\$ 80,000.00	\$ 8,000.00
20b	Concrete and rebar installation	\$ 150,000.00		100%		100%	\$ 150,000.00		\$ 150,000.00	\$ 15,000.00
20c	Stair roofs material	\$ 22,500.00		100%		100%	\$ 22,500.00		\$ 22,500.00	\$ 2,250.00
20d	Stair roofs installation	\$ 17,500.00		100%		100%	\$ 17,500.00		\$ 17,500.00	\$ 1,750.00
20e	Railing material	\$ 42,500.00		100%		100%	\$ 42,500.00		\$ 42,500.00	\$ 4,250.00
20f	Railing installation	\$ 17,500.00				0%	\$ -		\$ -	\$ -
25	Mechanical	\$ 95,000.00								
25a	Mechanical material	\$ 60,000.00		100%		100%	\$ 60,000.00		\$ 60,000.00	\$ 6,000.00
25b	Installation (exhaust fans)	\$ 35,000.00				0%	\$ -		\$ -	\$ -
26	Electrical	\$ 1,100,000.00								
26a	Light fixtures material	\$ 101,000.00		100%		100%	\$ 101,000.00		\$ 101,000.00	\$ 10,100.00
26b	Wire material	\$ 191,000.00		100%		100%	\$ 191,000.00		\$ 191,000.00	\$ 19,100.00
26c	Service Entrance material	\$ 86,000.00		100%		100%	\$ 86,000.00		\$ 86,000.00	\$ 8,600.00
26d	Conduit material	\$ 88,000.00		100%		100%	\$ 88,000.00		\$ 88,000.00	\$ 8,800.00
26e	Distribution equipment	\$ 101,850.00		100%		100%	\$ 101,850.00		\$ 101,850.00	\$ 10,185.00
26f-1a	Electrical labor - structure	\$ 55,000.00		75%		75%	\$ 41,250.00		\$ 41,250.00	\$ 4,125.00
26f-1b	Rough-in below concourse level slab	\$ 45,000.00		100%		100%	\$ 45,000.00		\$ 45,000.00	\$ 4,500.00
26f-1c	Concourse level rough-in	\$ 45,000.00		60%		60%	\$ 27,000.00		\$ 27,000.00	\$ 2,700.00
26f-1d	Public restroom rough-in	\$ 40,000.00		60%		60%	\$ 24,000.00		\$ 24,000.00	\$ 2,400.00
26f-1e	Locker room rough-in	\$ 40,000.00		60%		60%	\$ 24,000.00		\$ 24,000.00	\$ 2,400.00
26f-1f	Electrical room installation	\$ 70,000.00		75%		75%	\$ 52,500.00		\$ 52,500.00	\$ 5,250.00
26f-1g	Concourse level restrooms rough-in	\$ 40,000.00		60%		60%	\$ 24,000.00		\$ 24,000.00	\$ 2,400.00
26f-1h	Lighting installation field level	\$ 50,000.00				0%	\$ -		\$ -	\$ -
26f-1i	Lighting installation concourse level	\$ 40,000.00				0%	\$ -		\$ -	\$ -
26f-1j	Conduit runs to field lighting	\$ 73,650.00		80.00%		80%	\$ 58,920.00	</		

28	Plumbing	\$ 385,000.00								
28a	Plumbing material	\$ 98,550.00	100%	100%	\$ 98,550.00	\$ -	\$ -	\$ 98,550.00	\$ 9,855.00	
28b	Plumbing labor - mail slab	\$ 215,000.00	100%	100%	\$ 215,000.00	\$ -	\$ -	\$ 215,000.00	\$ -	
28c	Plumbing labor public restrooms & concessions	\$ 25,000.00	50%	50%	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00	\$ 1,250.00	
28d	Plumbing labor locker rooms	\$ 25,000.00	50%	50%	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00	\$ 1,250.00	
28e	Plumbing labor concourse level restrooms	\$ 21,450.00	50%	50%	\$ 10,725.00	\$ -	\$ -	\$ 10,725.00	\$ 1,072.50	
C	TERRENCE MARTIN FIELD									
1	50% Design (A&E & Civil) - Permits/Approvals	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	\$ -	
1a	90% Design	\$ 30,000.00	100%	100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ -	
1b	100% Design	\$ 7,500.00	100%	100%	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	\$ -	
1c	Administration During Construction	\$ 12,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	
D	CRUCIAN CHRISTMAS VILLAGE									
1	50% Design (A&E & Civil) - Permits/Approvals	\$ 136,000.00	100%	100%	\$ 136,000.00	\$ -	\$ -	\$ 136,000.00	\$ -	
1a	90% Design	\$ 20,000.00	100%	100%	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ -	
1b	100% Design	\$ 5,500.00	100%	100%	\$ 5,500.00	\$ -	\$ -	\$ 5,500.00	\$ -	
1c	Administration During Construction	\$ 8,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	
E	SITE IMPROVEMENTS									
1	50% Design (A&E & Civil) - Permits/Approvals	\$ 65,200.00	100%	100%	\$ 65,200.00	\$ -	\$ -	\$ 65,200.00	\$ -	
1a	90% Design	\$ 110,000.00	100%	100%	\$ 110,000.00	\$ -	\$ -	\$ 110,000.00	\$ -	
1b	100% Design	\$ 13,600.00	100%	100%	\$ 13,600.00	\$ -	\$ -	\$ 13,600.00	\$ -	
1c	Administration During Construction	\$ 46,200.00	100%	100%	\$ 46,200.00	\$ -	\$ -	\$ 46,200.00	\$ -	
2	Earthwork & Grading	\$ 500,000.00	100%	100%	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	
7	Site Improvements	\$ 232,806.25	100%	100%	\$ 232,806.25	\$ -	\$ -	\$ 232,806.25	\$ -	
F	Demolition incl. Wall, Lights	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	\$ -	
G	Owner's Contingency	\$ 87,109.50	100%	100%	\$ 87,109.50	\$ -	\$ -	\$ 87,109.50	\$ -	
H	Extend Builder's Risk to 10-31-19	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	\$ -	
	TOTAL	\$ 22,800,000.00			\$ 22,430,415.12	\$ 25,443.39	\$ -	\$ 22,455,858.51	\$ 378,199.28	


* retainage released in previous PE

Total Retainage PE 48 \$ 378,199.28



MEMORANDUM

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

FROM: Derek Gabriel 
Commissioner

DATE: January 14, 2026

SUBJECT: Request for Payment to Various Vendors

Transmitted herewith for partial payment is Periodical Estimate No. 49 for construction services performed by GEC, LLC for the **Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003SPRC15(GEC).

Pursuant to the terms of Amendment No. 1, the Government has elected to exercise its discretion to make direct payments to the Contractor's subcontractors. The Contractor has confirmed that the sums listed below are due to these specific vendors for materials and services provided under this contract. Please disburse the payments as follows:

Item/Entity	Description	Amount
Medley Pipe & Steel	Material Vendor	\$33,087.90
GEC, LLC	Contractor Payment	\$24,699.04
Ferguson Enterprises, LLC	Material Vendor	\$55,737.81
Berl's Commercial Supply	Material Vendor	\$21,459.02
Total Restroom	Material Vendor	\$1,137.28
VI Bureau of Internal Revenue	Gross Receipt Tax Deduction	\$7,164.27
Approved Payment	Periodical Estimate No. 49	\$143,285.32

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 2208, or via email at kizma.petersen@dpw.vi.gov.



January 14, 2026

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

RE: APPROVED PERIODICAL ESTIMATE NO. 49
C003SPRC15(GEC) –Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 49 relative to the above-mentioned contract. This payment constitutes the release of retainage held after 50% progress, issued in accordance with Section 24(c) of the executed contract.

The payment is approved in the amount of **One Hundred Forty-Three Thousand, Two Hundred Eighty-Five Dollars and Thirty-Two Cents (\$143,285.32)**.

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

Sincerely,

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

Derek Gabriel
Commissioner

DG/klp/yb

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

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003SPRC15(GEC)

PERIODICAL ESTIMATE NO. 49

FOR PERIOD

9-24-25 to 10-7-25

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)
A	Pre-Suspension Work to 3/18/15								
1	Insurance	1	LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees	1	LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees	1	LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15	1	LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)	1	LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization	1	LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
Aa	True up mobilization to 10% of Contract	1	LS	\$ 2,537,500.00	\$ 2,537,500.00	1.0	\$ 2,537,500.00	\$ -	100%
B	Paul E. Joseph Stadium								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 40,000.00	\$ 40,000.00	1.0	\$ 40,000.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 105,000.00	\$ 105,000.00	1.0	\$ 102,172.07	\$ 2,827.93	97.307%
1d	Design Changes CO 10 (\$94,800) & CO11 (\$95,200)	1	LS	\$ 190,000.00	\$ 190,000.00	1.0	\$ 190,000.00	\$ -	100%
1e	Additional Design Costs CO 13	1	LS	\$ 612,500.00	\$ 612,500.00	1.0	\$ 612,500.00	\$ -	100%
2	Foundation (Test piles and pile design)	1	LS	\$ 167,500.00	\$ 167,500.00	1.0	\$ 167,500.00	\$ -	100%
2a	Surcharge Earthwork	1	LS	\$ 960,000.00	\$ 960,000.00	1.0	\$ 960,000.00	\$ -	100%
2b	Surcharge Testing	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 100,000.00	\$ -	100%
2c	Pile Foundation	1	LS	\$ 3,702,300.00	\$ 3,702,300.00	1.0	\$ 3,702,300.00	\$ -	100%
2d	Mat Slab Foundation	1	LS	\$ 3,466,650.00	\$ 3,466,650.00	1.0	\$ 3,466,650.00	\$ -	100%
3	Structural Steel and Concrete Superstructure	1	LS	\$ 1,603,634.25	\$ 1,603,634.25	1.0	\$ 1,586,725.69	\$ 16,908.56	99%
8	Locker Rooms & Showers	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 161,000.00	\$ 39,000.00	81%
10	Public Restrooms	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ 187,300.00	\$ 62,700.00	75%
12	Entry Pavilion	1	LS	\$ 135,000.00	\$ 135,000.00	1.0	\$ 135,000.00	\$ -	100%
15	Party Deck Area	1	LS	\$ 135,000.00	\$ 135,000.00	1.0	\$ 112,500.00	\$ 22,500.00	83%
19	Dugouts	1	LS	\$ 155,000.00	\$ 155,000.00	1.0	\$ 150,000.00	\$ 5,000.00	97%
20	Stairways & Common Spaces	1	LS	\$ 330,000.00	\$ 330,000.00	1.0	\$ 312,500.00	\$ 17,500.00	95%
25	Mechanical	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 60,000.00	\$ 35,000.00	63%
26	Electrical	1	LS	\$ 1,100,000.00	\$ 1,100,000.00	1.0	\$ 914,020.00	\$ 185,980.00	83%
28	Plumbing	1	LS	\$ 385,000.00	\$ 385,000.00	1.0	\$ 349,275.00	\$ 35,725.00	91%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 7,500.00	\$ 7,500.00	1.0	\$ 7,500.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
D	CRUCIAN CHRISTMAS VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 20,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 5,500.00	\$ 5,500.00	1.0	\$ 5,500.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 8,500.00	\$ 8,500.00	1.0	\$ -	\$ 8,500.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design	1	LS	\$ 110,000.00	\$ 110,000.00	1.0	\$ 110,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 13,600.00	\$ 13,600.00	1.0	\$ 13,600.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 46,200.00	\$ 46,200.00	1.0	\$ 46,200.00	\$ -	100%
2	Earthwork & Grading	1	LS	\$ 500,000.00	\$ 500,000.00	1.0	\$ 500,000.00	\$ -	100%
7	Site Improvements	1	LS	\$ 232,806.25	\$ 232,806.25	1.0	\$ 232,806.25	\$ -	100%
F	Demolition incl. Wall, Lights	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency	1	LS	\$ 87,109.50	\$ 87,109.50	1.0	\$ 87,109.50	\$ -	100%
H	Extend Builder's Risk to 10-31-19	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	Totals				\$ 22,900,000.00		\$ 22,455,858.51	\$ 444,141.49	

SCHEDULE OF CHANGE ORDERS									
APPROVED CHANGE ORDER						COMPLETED TO DATE			
Item No.	Description of Item	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	Revise Contract from "Guaranteed Maximum Price" to "Lump Sum"			\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study			\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation			\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8			\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments			\$ -	\$ -	1	\$ -	\$ -	100%
6	Surcharge Earthwork			\$ -	\$ -	1	\$ -	\$ -	100%
7	Locate Existing Utilities			\$ -	\$ -	1	\$ -	\$ -	100%
8	Time Extension			\$ -	\$ -	1	\$ -	\$ -	100%
9	Phase 2 Archeological Survey by U of Alabama			\$ -	\$ -	1	\$ -	\$ -	100%
10	Pile/mat slab in situ, re-design PEJ 700 seats			\$ -	\$ -	1	\$ -	\$ -	100%
11	Design and SOV changes for revised budget			\$ -	\$ -	1	\$ -	\$ -	100%
12	Extend time, delete Builders Risk			\$ -	\$ -	1	\$ -	\$ -	100%
13	Revise SOA per final Drawings			\$ -	\$ 2,900,000.00	1	\$ 2,455,858.51	\$ 444,141.49	85%
14	Authorizing Supplemental Contract								100%
15	Time Extension								100%
16	Change all aluminum bleachers to concrete steps, risers.								100%
17	Change walls from drywall to cmu block								100%
18	Time Extension								100%
19	Time Extension								100%
20	Time Extension								100%
21	No cost A la Carte								100%
22	Supplemental 2								100%
23	Time Extension								100%
24	Time Extension								100%

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A	Original contract amount	\$	20,000,000.00
B	Plus: Additions	\$	2,900,000.00
C	Less: Deductions	\$	-
D	Adjusted contract amount to date	\$	22,900,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$	22,455,858.51
2	Extra work performed to date		
3	Total value of work performed to date	\$	22,455,858.51
4	Add Materials stored at close of this period (Attached detailed schedule)		
5	Less: Amount retained (See Note 1)	\$	234,913.96
6	Net amount earned on contract work to date	\$	22,220,944.55
7	Other deductions		
8	Less: Amount of previous payments	\$	22,077,659.23
9	BALANCE DUE THIS PAYMENT (See Note 2)	\$	143,285.32

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 11-19, 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 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. Wessal
(Contractor) (Contract Date) Title Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 49 for the period of 9/24/2025 through 10/7-2025 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 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 A. Gabriel Date 11/14/2026
Derek A. Gabriel, Commissioner of Public Works

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

3. Tawana Nicholas Date 01-09-2026
Tawana Nicholas, Architect/Engineer

Notes:

- Retainage held after 50% progress (PE27) is released in accordance with section 24(c) of contract.
- See attached payment distribution request in accordance with Amendment No.1 of contract.

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Cruz, Virgin Islands
 NAME OF CONTRACTOR: OEC, LLC Contract No.: CR03APRC15(OEG)

PERIODICAL ESTIMATE NO. 49 FOR PERIOD 6-24-23 to 10-7-23

Item No	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
A	Pre-Suspension Work to 3/18/15									
1	Insurance	\$ 1,013,875.00		100%		100%	\$ 1,013,875.00		\$ 1,013,875.00	
2	Architectural and Engineering Fees	\$ 375,000.00		100%		100%	\$ 375,000.00		\$ 375,000.00	
3	Consulting & Permit Fees	\$ 107,125.00		100%		100%	\$ 107,125.00		\$ 107,125.00	
4	Contract Administration and Development	\$ 300,000.00		100%		100%	\$ 300,000.00		\$ 300,000.00	
5	Demolition through 3-18-15	\$ 650,000.00		100%		100%	\$ 650,000.00		\$ 650,000.00	
6	Lead Abatement (Owner's Contingency)	\$ 168,500.00		100%		100%	\$ 168,500.00		\$ 168,500.00	
7	Mobilization	\$ 162,500.00		100%		100%	\$ 162,500.00		\$ 162,500.00	
Aa	True up mobilization to 10% of Contract	\$ 2,537,500.00		100%		100%	\$ 2,537,500.00		\$ 2,537,500.00	
B	Paul E. Joseph Stadium									
1	60% Design (A/E & Civil) - Permits/Approvals	\$ 1,680,000.00		100%		100%	\$ 1,680,000.00		\$ 1,680,000.00	
1a	50% Design	\$ 300,000.00		100%		100%	\$ 300,000.00		\$ 300,000.00	
1b	100% Design	\$ 40,000.00		100%		100%	\$ 40,000.00		\$ 40,000.00	
1c	Administration During Construction	\$ 105,000.00		97.307%		97.307%	\$ 102,172.07		\$ 102,172.07	\$ 1,050.00
1d	Design Changes CO 10 (\$84,800) & CO 11 (\$95,200)	\$ 190,000.00		100%		100%	\$ 190,000.00		\$ 190,000.00	
1e	Additional Design Costs CO 13	\$ 612,500.00		100%		100%	\$ 612,500.00		\$ 612,500.00	
2	Foundation (Test piles and pile design)	\$ 167,500.00		100%		100%	\$ 167,500.00		\$ 167,500.00	
2a	Surcharge Earthwork	\$ 950,000.00		100%		100%	\$ 950,000.00		\$ 950,000.00	
2b	Surcharge Testing	\$ 100,000.00		100%		100%	\$ 100,000.00		\$ 100,000.00	
2c	Pile Foundation	\$ 3,702,300.00		100%		100%	\$ 3,702,300.00		\$ 3,702,300.00	
2d	Mat Slab Foundation	\$ 3,466,650.00		100%		100%	\$ 3,466,650.00		\$ 3,466,650.00	\$ 232,421.46
	Structural Steel and Concrete Superstructure									
3	Superstructure	\$ 1,440,000.00								
3a	Concrete and rebar material	\$ 250,000.00		100%		100%	\$ 250,000.00		\$ 250,000.00	
3b	Concrete and rebar installation									
3ba	Line B wall from Line 3 to 01 = 9.3% of 3b	\$ 41,850.00		100%		100%	\$ 41,850.00		\$ 41,850.00	
3bb	Line B wall from Line 7.1 to 18 = 9.3% of 3b	\$ 41,850.00		100%		100%	\$ 41,850.00		\$ 41,850.00	
3bc	Line B hall roof from Line 3 to 01 = 6.9% of 3b	\$ 31,050.00		100%		100%	\$ 31,050.00		\$ 31,050.00	
3bd	Line B hall roof from Line 7.1 to 18 = 6.9% of 3b	\$ 31,050.00		100%		100%	\$ 31,050.00		\$ 31,050.00	
3be	Line B hall wall from Line 3 to 01 = 3.9% of 3b	\$ 17,550.00		100%		100%	\$ 17,550.00		\$ 17,550.00	
3bf	Line B hall wall from Line 7.1 to 18 = 3.9% of 3b	\$ 17,550.00		100%		100%	\$ 17,550.00		\$ 17,550.00	
3bv	Pavilion concrete beams = 20% of 3b	\$ 90,000.00		100%		100%	\$ 90,000.00		\$ 90,000.00	
3bvii	Pavilion concrete slab = 33% of 3b (8 pours)									
3bviii-1	Pour 1	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-2	Pour 2	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-3	Pour 3	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-4	Pour 4	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-5	Pour 5	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-6	Pour 6	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-7	Pour 7	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-8	Pour 8	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	
3bviii-9	Elevator shaft = 6.8% of 3b	\$ 30,600.00		100%		100%	\$ 30,600.00		\$ 30,600.00	
3c	Struct steel/roof for bleachers material	\$ 740,000.00		100%		100%	\$ 740,000.00		\$ 740,000.00	
3d	Struct steel/roof for bleachers install									
3da	Steel for roof - install	\$ 45,634.25		75%		75%	\$ 34,225.69		\$ 34,225.69	
3db	R-panel for roof - install (includes purline)	\$ 10,000.00		45%		45%	\$ 4,500.00		\$ 4,500.00	
3dc	12 concrete pours - to support roof structure	\$ 108,000.00		100%		100%	\$ 108,000.00		\$ 108,000.00	
	Locker Rooms & Showers	\$ 200,000.00								
6a	Interior walls material	\$ 75,800.00		100%		100%	\$ 75,800.00		\$ 75,800.00	
6b	Interior block walls installation	\$ 42,000.00		100%		100%	\$ 42,000.00		\$ 42,000.00	
6c	Specialty items material	\$ 26,500.00		100%		100%	\$ 26,500.00		\$ 26,500.00	
6d	Specialty items install	\$ 29,000.00		0%		0%	\$ -		\$ -	
6e	Paint - plastered walls and ceilings	\$ 16,700.00		100%		100%	\$ 16,700.00		\$ 16,700.00	
6f	Wall tile installation	\$ 6,000.00		0%		0%	\$ -		\$ -	
6g	Floor finish - sealed concrete	\$ 2,000.00		0%		0%	\$ -		\$ -	
10	Public Restrooms	\$ 250,000.00								
10a	Bath accessories material	\$ 80,000.00		100%		100%	\$ 80,000.00		\$ 80,000.00	
10b	Bath accessories installation	\$ 15,200.00		0%		0%	\$ -		\$ -	
10c	Tile material	\$ 94,800.00		100%		100%	\$ 94,800.00		\$ 94,800.00	
10d	Tile installation	\$ 50,000.00		5%		5%	\$ 2,500.00		\$ 2,500.00	
10e	Paint	\$ 10,000.00		100%		100%	\$ 10,000.00		\$ 10,000.00	
	Interior block walls see supplemental SOV 11 (G)									
12	Entry Pavilion	\$ 135,000.00								
12a	Gate material	\$ 54,000.00		100%		100%	\$ 54,000.00		\$ 54,000.00	
12b	Gate installation	\$ 9,000.00		100%		100%	\$ 9,000.00		\$ 9,000.00	
12c	Concrete and rebar material	\$ 32,000.00		100%		100%	\$ 32,000.00		\$ 32,000.00	
12d	Concrete and rebar installation	\$ 40,000.00		100%		100%	\$ 40,000.00		\$ 40,000.00	
15	Party Deck Area	\$ 135,000.00								
15a	Restroom roofs material	\$ 48,600.00		100%		100%	\$ 48,600.00		\$ 48,600.00	
15b	Restroom roofs installation	\$ 20,000.00		100%		100%	\$ 20,000.00		\$ 20,000.00	
15c	Railing material	\$ 37,500.00		100%		100%	\$ 37,500.00		\$ 37,500.00	
15d	Railing installation	\$ 22,500.00		0%		0%	\$ -		\$ -	
15e	Paint	\$ 400.00		100%		100%	\$ 400.00		\$ 400.00	
15f	Interior block walls at restrooms	\$ 6,000.00		100%		100%	\$ 6,000.00		\$ 6,000.00	
19	Dugouts	\$ 155,000.00								
19a	Concrete and rebar material	\$ 53,000.00		100%		100%	\$ 53,000.00		\$ 53,000.00	
19b	Concrete and rebar installation	\$ 82,000.00		100%		100%	\$ 82,000.00		\$ 82,000.00	
19c	Bat and helmet rack material	\$ 15,000.00		100%		100%	\$ 15,000.00		\$ 15,000.00	
19d	Bat and helmet rack installation	\$ 5,000.00		0%		0%	\$ -		\$ -	
20	Stairways & Common Spaces	\$ 330,000.00								
20a	Concrete and rebar material	\$ 80,000.00		100%		100%	\$ 80,000.00		\$ 80,000.00	
20b	Concrete and rebar installation	\$ 150,000.00		100%		100%	\$ 150,000.00		\$ 150,000.00	
20c	Stair roofs material	\$ 22,500.00		100%		100%	\$ 22,500.00		\$ 22,500.00	
20d	Stair roofs installation	\$ 17,500.00		100%		100%	\$ 17,500.00		\$ 17,500.00	
20e	Railing material	\$ 42,500.00		100%		100%	\$ 42,500.00		\$ 42,500.00	
20f	Railing installation	\$ 17,500.00		0%		0%	\$ -		\$ -	
25	Mechanical	\$ 95,000.00								
25a	Mechanical material	\$ 60,000.00		100%		100%	\$ 60,000.00		\$ 60,000.00	
25b	Installation (exhaust fans)	\$ 35,000.00		0%		0%	\$ -		\$ -	
26	Electrical	\$ 1,100,000.00								\$ 367.50
26a	Light Fixtures material	\$ 101,000.00		100%		100%	\$ 101,000.00		\$ 101,000.00	
26b	Wire material	\$ 191,000.00		100%		100%	\$ 191,000.00		\$ 191,000.00	
26c	Service Entrance material	\$ 86,000.00		100%		100%	\$ 86,000.00		\$ 86,000.00	
26d	Conduit material	\$ 88,000.00		100%		100%	\$ 88,000.00		\$ 88,000.00	
26e	Distribution equipment	\$ 101,850.00		100%		100%	\$ 101,850.00		\$ 101,850.00	
26f-1a	Electrical labor - structure									
26f-1b	Rough-in below concourse level slab	\$ 55,000.00		75%		75%	\$ 41,250.00		\$ 41,250.00	
26f-1c	Concourse level rough-in	\$ 45,000.00		100%		100%	\$ 45,000.00		\$ 45,000.00	
26f-1d	Public restroom rough-in	\$ 45,000.00		60%		60%	\$ 27,000.00		\$ 27,000.00	
26f-1e	Locker room rough-in	\$ 40,000.00		60%		60%	\$ 24,000.00		\$ 24,000.00	
26f-1f	Electrical room installation	\$ 70,000.00		75%		75%	\$ 52,500.00		\$ 52,500.00	
26f-1g	Concourse level restrooms rough-in	\$ 40,000.00		60%		60%	\$ 24,000.00		\$ 24,000.00	
26f-1h	Lighting installation field level	\$ 50,000.00		0%		0%	\$ -		\$ -	
26f-1i	Lighting installation concourse level	\$ 40,000.00		0%		0%	\$ -		\$ -	
26f-1j	Conduit runs to field lighting	\$ 73,650.00		80.00%		80%	\$ 58,920.00		\$ 58,920.00	
26f-2	mat slab rough-in per CO 1D	\$ 73,500.00		100%		100%	\$ 73,500.00		\$ 73,500.00	

28	Plumbing	\$ 385,000.00								\$ 1,075.00
28a	Plumbing material		\$ 98,550.00	100%	100%	\$ 98,550.00	\$ -	\$ -	\$ 98,550.00	
28b	Plumbing labor - mat slab		\$ 215,000.00	100%	100%	\$ 215,000.00	\$ -	\$ -	\$ 215,000.00	
28c	Plumbing labor public restrooms & concessions		\$ 25,000.00	50%	50%	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00	
28d	Plumbing labor locker rooms		\$ 25,000.00	50%	50%	\$ 12,500.00	\$ -	\$ -	\$ 12,500.00	
28e	Plumbing labor concourse level restrooms		\$ 21,450.00	50%	50%	\$ 10,725.00	\$ -	\$ -	\$ 10,725.00	
C TERRENCE MARTIN FIELD										
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 200,000.00		100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	
1a	90% Design	\$ 30,000.00		100%	100%	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	
1b	100% Design	\$ 7,500.00		100%	100%	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	
1c	Administration During Construction	\$ 12,500.00			0%	\$ -	\$ -	\$ -	\$ -	
D CRUCIAN CHRISTMAS VILLAGE										
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 138,000.00		100%	100%	\$ 138,000.00	\$ -	\$ -	\$ 138,000.00	
1a	90% Design	\$ 20,000.00		100%	100%	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	
1b	100% Design	\$ 5,500.00		100%	100%	\$ 5,500.00	\$ -	\$ -	\$ 5,500.00	
1c	Administration During Construction	\$ 8,500.00			0%	\$ -	\$ -	\$ -	\$ -	
E SITE IMPROVEMENTS										
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 65,200.00		100%	100%	\$ 65,200.00	\$ -	\$ -	\$ 65,200.00	
1a	90% Design	\$ 110,000.00		100%	100%	\$ 110,000.00	\$ -	\$ -	\$ 110,000.00	
1b	100% Design	\$ 13,600.00		100%	100%	\$ 13,600.00	\$ -	\$ -	\$ 13,600.00	
1c	Administration During Construction	\$ 46,200.00		100%	100%	\$ 46,200.00	\$ -	\$ -	\$ 46,200.00	
2	Earthwork & Grading	\$ 500,000.00		100%	100%	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	
7	Site Improvements	\$ 232,806.25		100%	100%	\$ 232,806.25	\$ -	\$ -	\$ 232,806.25	
F Demolition Incl. Wall, Lights										
		\$ 200,000.00		100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	
G Owner's Contingency										
		\$ 87,109.50		100%	100%	\$ 87,109.50	\$ -	\$ -	\$ 87,109.50	
H Extend Builder's Risk to 10-31-19										
		\$ 200,000.00		100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	
TOTAL		\$ 22,900,000.00				\$ 22,455,858.51	\$ -	\$ -	\$ 22,455,858.51	\$ 234,913.98