



# Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, 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



April 24, 2019

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 Eighteen (18), dated April 16, 2019, and received April 23, 2019, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Three Hundred Forty-Seven Thousand Two Hundred Six Dollars and Eighty-Six Cents (\$347,206.86)**.

Respectfully,

  
Anthony D. Thomas  
Commissioner Designee

ADT/drw/dd

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



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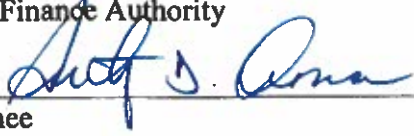
ST. CROIX FAX: 340.773.0988 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Kirk Callwood  
Executive Director  
Virgin Islands Public Finance Authority

From: Anthony D. Thomas   
Commissioner Designee  
Department of Property & Procurement

Date: April 24, 2019

Re: **Request for Payment to GEC, LLC**

Transmitted herewith for partial payment is Periodical Estimate No. Seventeen (17), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #18	April 16, 2019	\$347,206.86

Funding Source: 2014C Gross Receipt Tax Bond

xc: Department of Sports, Parks & Recreation  
Department of Public Works  
Contract (File)

ADT/drw/dd



Government of the U.S. Virgin Islands  
**DEPARTMENT OF PUBLIC WORKS**

April 17, 2019

Commissioner Nominee Anthony Thomas  
Department of Property & Procurement  
Building #1, Sub Base, 3<sup>rd</sup> Floor  
St. Thomas, U.S. Virgin Islands 00802

APR 17 2019 11:59  
C:\PROPERTY\PROCURE

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. Periodical Pay Estimate 18

Dear Commissioner Nominee Anthony Thomas:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Pay Estimate 18** in the amount of **THREE HUNDRED FORTY SEVEN THOUSAND TWO HUNDRED SIX AND 86/100 DOLLARS (\$347,206.86)**. 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. This 25% of the foundation installation represents the framing and gravel base.

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 James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,

  
Nelson M. Petty Jr., P.E.  
Commissioner Department of Public Works

NP/JG/jg

Attachments: Pay Estimate 18  
Pay Estimate 18 Analysis

cc: Calvert White, DSPR Commissioner Nominee  
James Grum, P.E., CIP Engineering Administrator, DPW

6002 Anna's Hope  
St. Croix, VI 00820  
(340) 773 1290

6 Susannaberg  
St John, VI 00830  
(340) 776-6346

8244 Subbase  
St Thomas, VI 00802  
(340) 776-4844

dpw.vi.gov

SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS AS REVISED PER CHANGE ORDER 10

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 10

FOR PERIOD: 3/18/19

TO: 4/16/2019

Item 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		
A	Pre-Construction Work to 3/15/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 188,500.00	\$ 188,500.00	1.0	\$ 188,500.00	\$ -	100%
7	Mobilization		LS	\$ 182,500.00	\$ 182,500.00	1.0	\$ 182,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A&E & CMT) - Permits/Approvals		LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
1b	100% Design		LS	\$ 40,000.00	\$ 40,000.00	0.25	\$ 10,000.00	\$ 30,000.00	25%
1c	Administration During Construction		LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation (Test pile and pile design)		LS	\$ 187,500.00	\$ 187,500.00	1.0	\$ 187,500.00	\$ -	100%
2a	Surcharge Earthwork		LS	\$ 880,000.00	\$ 880,000.00	1.0	\$ 880,000.00	\$ -	100%
2b	Surcharge Testing		LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 100,000.00	\$ -	100%
2c	Pile Foundation		LS	\$ 3,702,300.00	\$ 3,702,300.00	0.56	\$ 2,144,880.00	\$ 1,557,420.00	58%
2d	Mat Slab Foundation		LS	\$ 3,468,850.00	\$ 3,468,850.00	0.27	\$ 828,317.90	\$ 2,638,332.10	27%
3	Structural Steel and Concrete Superstructure		LS	\$ 800,050.00	\$ 800,050.00	0.0	\$ -	\$ 800,050.00	0%
4	Fixed Seating		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
5	Berm Area Seating		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
6	VIP Suites (4 each)		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
8	Locker Rooms & Showers		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
9	Training, Dressing, Uniform & Laundry Rooms		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
10	Public Restrooms		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
11	Concession Areas		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
12	Entry Pavilion		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
13	Admin, Maintenance Offices & Storage		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
14	Concourse Plaza		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
15	Party Deck Area		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
16	Elevator		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
17	Ticketing and Gate Control		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
18	Building Storage Area		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
19	Dugouts		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
20	Stairways & Common Spaces		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
21	Field - Grading, Drainage & Markings		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
22	Equipment Storage Buildings		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
23	Bull Pens, Backstop & Pads		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
24	Grounds maintenance storage		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
25	Mechanical		LS	\$ 73,500.00	\$ 73,500.00	0.05	\$ 3,675.00	\$ 69,825.00	5%
26	Electrical		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
27	Fire Safety		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
28	Plumbing		LS	\$ 215,000.00	\$ 215,000.00	0.05	\$ 10,750.00	\$ 204,250.00	5%
29	Equipment, Concessions & Fixtures		LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & CMT) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
1b	100% Design		LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%
1c	Administration During Construction		LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	\$ 180,000.00	\$ 180,000.00	0.0	\$ -	\$ 180,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	\$ 600,000.00	\$ 600,000.00	0.0	\$ -	\$ 600,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 80,000.00	\$ 80,000.00	0.0	\$ -	\$ 80,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A&E & CMT) - Permits/Approvals		LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design		LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%
1c	Administration During Construction		LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 180,000.00	\$ 180,000.00	0.0	\$ -	\$ 180,000.00	0%
3	Vendor Pads		LS	\$ 160,000.00	\$ 160,000.00	0.0	\$ -	\$ 160,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & CMT) - Permits/Approvals		LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LS	\$ 13,800.00	\$ 13,800.00	0.0	\$ -	\$ 13,800.00	0%
1c	Administration During Construction		LS	\$ 48,200.00	\$ 48,200.00	0.0	\$ -	\$ 48,200.00	0%
2	Earthwork & Grading		LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 500,000.00	\$ 100,000.00	100%
3	Site Infrastructure - Water		LS	\$ 380,000.00	\$ 380,000.00	0.0	\$ -	\$ 380,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 180,000.00	\$ 180,000.00	0.0	\$ -	\$ 180,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 380,000.00	\$ 380,000.00	0.0	\$ -	\$ 380,000.00	0%
7	Site Improvements		LS	\$ 360,000.00	\$ 360,000.00	0.7	\$ 232,800.28	\$ 117,193.75	67%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition Incl. Util. Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 180,000.00	\$ 180,000.00	0.8	\$ 87,109.80	\$ 92,890.20	58%
H	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
<b>TOTAL</b>							\$ 10,731,311.86	\$ 8,268,781.35	24%

Item No.	Description of Item	APPROVED QUANTITY			Cost per Unit	Value	COMPLETED TO DATE			Value of Uncompleted Work	% Completed
		Quantity	Unit of Measure	Value			Quantity	Unit of Measure	Value		
1	Remove Contract from "Quarantined Materials Piles" to "Long Term"		LB								100%
2	Remove 1 cubic yard of debris to South Beach		CU YD								100%
3	Additional geotechnical investigation		LB								100%
4	Complete 80% Design, and 60% Design, update insurance and bonds, Florida SGA, Supplemental Bid/Change Orders and Submittals, Approve PE 3		LB								100%
5	Provision of security for contract documents		LB								100%
6	Exchange Letters		LB								100%
7	Review Contract Documents		LB								100%
8	Get Plans and Specs for		LB								100%
9	Phase 1 Environmental Survey by U of Alabama		LB								100%
10	Phase 2 Environmental Survey by U of Alabama		LB								100%
Subtotal Contract Value						20,000,000.00		16,731,216.00		83.66%	
TOTAL CONTRACT											

**II. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE**

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

**III. ANALYSIS OF WORK PERFORMED**

1. Value of original contract work performed to date (Column G Item)	\$	16,731,216.00
2. Extra work performed to date	\$	
3. Total value of work performed to date	\$	16,731,216.00
4. Add Materials stored at close of this period (Attached detailed Schedule)	\$	
5. Less: Amount Retained	\$	613,016.00
6. Net amount earned on contract to date	\$	16,118,200.00
7. Other Deductions	\$	
8. Less Amount of Payment payments	\$	16,076,892.87
9. BALANCE DUE THIS PAYMENT	\$	41,307.13

**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 Period Estimate are correct, that all work has been performed under contracts required to full compliance with the terms and conditions of the contract between the GOVERNMENT OF THE VIRGIN ISLANDS and the Contractor, and that no part of the "Balance Due This Payment" has been retained.

By: [Signature] 4-16-19  
 Job A. Stewart, Managing Director

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES**  
 I have verified that I have checked and verified the Period Estimate No. 22 for the period 3-10-19 to 4-10-19 submitted to me by the Contractor and that I am and remain satisfied that all work under contract awarded to the Contractor has been performed in accordance with the terms and conditions of the contract between the GOVERNMENT OF THE VIRGIN ISLANDS and the Contractor, and that no part of the "Balance Due This Payment" has been retained.

✓  
[Signature] Date: 4-16-19  
[Signature] Date: 4-17-19  
[Signature] Date: 4-16-19  
[Signature] Date: 4-17-19  
[Signature] Date: 4-28-19  
[Signature] 4/24/19





**GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES**  
Virgin Islands Department of Public Works – Capital Improvement Office  
(DEPARTMENT OR ACTIVITY)  
St. Thomas, U.S. Virgin Islands  
(LOCATION)

**DTM - MEMORANDUM:**


**TO:** P&P Commissioner Anthony Thomas  
**FROM:** Commissioner of DPW Nelson Petty Jr.  
**SUBJECT:** TRANSMITTAL OF DOCUMENTS INDICATED

Page 1 of 1  
Project No. 30004.1  
Date 05/23/2019


- |   |   |
|---|---|
| <input type="checkbox"/> Requisitions                       | <input type="checkbox"/> Vendor's Disbursement Voucher      |
| <input type="checkbox"/> Travel Vouchers                    | <input type="checkbox"/> Advice of Change in Encumbrance    |
| <input type="checkbox"/> Travel authorizations              | <input type="checkbox"/> Miscellaneous Encumbrance Document |
| <input type="checkbox"/> Receiving Reports                  | <input type="checkbox"/> Statement of Remittance            |
| <input type="checkbox"/> Time and Attendance Report         | <input type="checkbox"/> Voucher for Adjustment of          |
| <input type="checkbox"/> Miscellaneous Disbursement Voucher | <input type="checkbox"/> Transfer Voucher                   |
- RE: DESIGN-BUILD PAUL E. JOSEPH STADIUM & SPORT COMPLEX**  
 Other **PAY ESTIMATE 19**

The documents listed below are transmitted herewith for processing by our department. Kindly acknowledge receipt by signing a copy in the space provided and return this signed copy to our office as promptly as possible.

Total Quantity	Time Sensitive	Name of Documentation
Original Copies	✓✓✓	Attached herewith is the original copy for review and signature approval:  <b>Design-Build Of Paul E. Joseph Stadium and Sport Complex</b> 1) CIP Letter of Justification 2) Pay Estimate #19 3) Pay Estimate #19 Analysis
		<div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE:</b> If there are any questions or concerns, please call ASAP the DPW/CIP Engineering Administrator at 340-776-4844 ext. 4265. Point of Contact: <u>CIP Engineering Administrator James Grum, P.E.</u></p> </div>

**TRANSMITTED BY:** \_\_\_\_\_ 05/23/2019  
(DATE)  
  
(SIGNATURE)  
**Nelson M. Petty Jr., P.E.**  
Commissioner  
Virgin Islands Department of Public Works  
(OFFICIAL TITLE)

**RECEIVING OFFICE USE**

Received in the Office of \_\_\_\_\_  
COMMISSIONER, PROPERTY AND  
PROCUREMENT  
05/23/2019  
(DATE)  
  
(SIGNATURE)  
By: \_\_\_\_\_  
Printed Name: A. Clark



# Department of Property & Procurement

## Government of the United States Virgin Islands

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[HTTP://DPPVI.GOV](http://DPPVI.GOV)



May 29, 2019

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 Nineteen (19), dated May 20, 2019, and received May 23, 2019, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **One Hundred Seventy Thousand One Hundred Forty-Eight Dollars and Six Cents (\$170,148.06)**.

Respectfully,

Anthony D. Thomas  
Commissioner Designee

ADT/drw/dd

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



# Department of Property & Procurement

## Government of the United States Virgin Islands

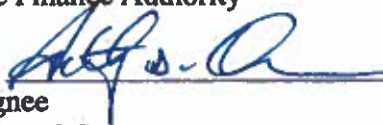
3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820  
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### Memorandum:

To: Kirk Callwood  
Executive Director  
Virgin Islands Public Finance Authority

From: Anthony D. Thomas   
Commissioner Designee  
Department of Property & Procurement

Date: May 29, 2019

Re: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. Nineteen (19), for Construction Services rendered by GEC, LLC, for the Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #19	May 20, 2019	\$170,148.06

Funding Source: 2014C Gross Receipt Tax Bond

xc: Department of Sports, Parks & Recreation  
Department of Public Works  
Contract (File)

ADT/drw/dd