



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
**Department of Property and Procurement**

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802  
3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820


St. Thomas:  
Main Office: (340) 774-0828  
Fax: (340) 777-9587

St. Croix:  
Main Office: (340) 773-1561  
www.dpp.vi.gov



**Memorandum:**

To: Nathan Simmonds  
Director, Finance and Administration  
Virgin Islands Public Finance Authority

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

Date: March 17, 2022

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

Transmitted herewith for partial payment is Periodical Estimate No. One (1), for Construction Services rendered by GEC, LLC, for the **Additional Work to the Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C00A3SPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #1	March 8, 2022	\$469,800.00

Funding Source: Internal Revenue Matching Funds (Pursuant to Act No. 8326).

xc: Department of Sports, Parks & Recreation  
Department of Public Works  
Department of Property and Procurement Contract File

ADT/klp/tc



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March 17, 2022

John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
P.O. Box 1656  
Kingshill, VI 00851


**RE: APPROVED PERIODICAL ESTIMATE NO. 1**  
**C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S. Virgin Islands**

Dear Mr. Wessel:

Transmitted herewith approved is your Schedule of Amounts for Contract Payments, and Periodical Estimate for Partial Payment Number One (1), dated March 8, 2022 and received on March 15, 2022, relative to the above referenced contract.

The periodical estimate is the balance due on this contract in the amount of **Four Hundred Sixty-Nine Thousand, Eight Hundred Dollars and Zero Cents (\$469,800.00)**.

Respectfully,

  
Anthony D. Thomas  
Commissioner

ADT/klp/tc

xc: *Department of Sports, Parks and Recreation*  
*Department of Public Works*  
*Department of Property and Procurement Contract File*



March 14, 2022

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

**RE: C003ASPRC15(GEC) – Design-Build Paul E. Joseph Stadium & Sport Complex  
(Supplemental) Periodical Estimate No. 1**

Dear Commissioner Thomas:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of Periodical Estimate No. 1 in the amount of **Four Hundred Sixty-Nine Thousand, Eight Hundred and 0/100 Dollars (\$469,800.00)**. This request represents the cost for the bonds and insurance required for the recently executed Supplemental Contract C003ASPRC15(GEC) for the construction of the Design-Build Paul E. Joseph Stadium & Sport Complex in Estate La Grange, St. Croix, U.S. Virgin Islands between the Government of the Virgin Islands and GEC, LLC. This payment is compensation for additional general conditions and the spreading of some of the surcharge material to the outfield of Paul E. Joseph Stadium. The Contractor Worksheet will be prepared and included in Periodical Estimate No. 2. The Periodical Estimate No. 34 for the original contract will be transmitted to your Agency with a separate transmittal letter.

It is my recommendation that the payment for Periodical Estimate No. 1 be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please do not hesitate to contact Chief Engineer, Tawana Nicholas, at (340) 773-290, Extension 2260 or [Tawana.Nicholas@dpw.vi.gov](mailto:Tawana.Nicholas@dpw.vi.gov).

Respectfully,

A handwritten signature in black ink, appearing to read 'Derek A. Gabriel', is written over the typed name.

Derek A. Gabriel,  
Commissioner  
Department of Public Works

DAG/tan

Attachments: Periodical Estimate No. 1  
Schedule of Values Part A  
Schedule of Payments, Part B

cc: Calvert White, SPR Commissioner

**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: OBS, LLC Contract No. C055ASPRC1(R)08C

PERIODICAL ESTIMATE NO. 1		FOR PERIOD				3-9-22 to 3-9-22			
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>B PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	0.1	\$ 55,500.00	\$ 499,500.00	10%
7	Press Boxes, AV Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	0.1	\$ 1,500.00	\$ 13,500.00	10%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	0.1	\$ 7,500.00	\$ 67,500.00	10%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 35,500.00	\$ 35,500.00	0.1	\$ 3,550.00	\$ 31,950.00	10%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	0.1	\$ 19,500.00	\$ 175,500.00	10%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	0.1	\$ 2,000.00	\$ 18,000.00	10%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	0.1	\$ 2,000.00	\$ 18,000.00	10%
21	Field - Grading, Drainage, Field Markings								
21a	Move Burcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	0.5	\$ 140,000.00	\$ 140,000.00	50%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	0.1	\$ 89,000.00	\$ 801,000.00	10%
23	Bull Pens, Backstop & Peds	1	LS	\$ 64,000.00	\$ 64,000.00	0.1	\$ 5,400.00	\$ 48,600.00	10%
<b>C TERENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	1	LS	\$ 82,500.00	\$ 82,500.00	0.1	\$ 9,250.00	\$ 73,250.00	10%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	0.1	\$ 11,500.00	\$ 103,500.00	10%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	0.1	\$ 8,500.00	\$ 76,500.00	10%
6	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	0.1	\$ 23,000.00	\$ 207,000.00	10%
8	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	0.1	\$ 9,500.00	\$ 85,500.00	10%
9	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	0.1	\$ 27,000.00	\$ 243,000.00	10%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	0.1	\$ 17,500.00	\$ 157,500.00	10%
<b>D CRUCIAN CHRISTMAS CARNEVAL VILLAGE</b>									
No Scope									
<b>E SITE IMPROVEMENTS</b>									
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	0.1	\$ 7,700.00	\$ 69,300.00	10%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	0.1	\$ 19,300.00	\$ 173,700.00	10%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	0.1	\$ 9,500.00	\$ 85,500.00	10%
6	Roads, Parking & Pathways	1	LS	\$ 335,000.00	\$ 335,000.00	0.1	\$ 33,500.00	\$ 301,500.00	10%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	0.1	\$ 9,500.00	\$ 85,500.00	10%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	0.1	\$ 10,000.00	\$ 90,000.00	10%
<b>Totals</b>				\$ 4,100,000.00	\$ 4,100,000.00	\$ 822,000.00	\$ 3,278,000.00		

*Handwritten notes and signature:*  
 [Handwritten scribbles]  
 CW

OF CHANGE ORDERS									
BY 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)
	None								

**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

**WORK PERFORMED**

1. Value of original contract work performed to date (Column B Front) (or add second page if applicable)	\$	822,000.00
2. Extra work performed to date	\$	
3. Total value of work performed to date	\$	822,000.00
4. Add: Materials stored at close of this period (Attached detailed schedule)	\$	
5. Less: Amount retained	\$	82,200.00
6. Net amount earned on contract work to date	\$	469,800.00
7. Other deductions	\$	
8. Less: Amount of previous payments	\$	
9. BALANCE DUE THIS PAYMENT	\$	469,800.00

**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 2-29-22, and/or duly authorized

devisions, 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. Wood  
 (Contractor) Title: Managing Member  
3/8/2022 2022 Date: \_\_\_\_\_

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE**

I certify that I have checked and verified this Periodical Estimate No. 1 for the period of 3/8/2022 through 3/8/2022 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. 1 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

1. Derek A. Daniel Commissioner of Public Works Date 3/14/2022

2. Calvert White Commissioner of Sports, Parks and Recreation Date 3/8/22

3. Tawana Albany Nicholas Digitally signed by Tawana Albany Nicholas  
 Date: 2022.03.14 11:42:56 +0400 Date 03-14-22  
 Engineer, Virgin Islands Department of Public Works

4. Anthony D. Thomas Commissioner of Virgin Islands Department of Property and Procurement Date 3/18/2022

3/17/2022  
 03.17.2022

GOVERNMENT OF THE VIRGIN ISLANDS

Sheet No. 1 of 1

SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS  
(Original Estimate)  
PART A

Project Name Supplemental Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex Project No. \_\_\_\_\_

Name and Address of Contractor GEC, LLC P.O. Box 1656, Kinghill St. Croix VI 00851

Nature of Contract Design-Build Supplemental Contract Contract No. C003ASPRC15(GEC)

Approved By: *[Signature]* For GEC, LLC 20 22  
(Name of Contractor)

Approved By: \_\_\_\_\_ 20 \_\_\_\_\_  
(Constructing Agency)

(Title)

Item No.	Description	Item	Quantity & Unit of Measure	Labor Dollars	Cost	Material Cost Dollars	Other Cost Dollars	Total Value	Cost Per Unit
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>								
4	Fixed Seating		1 LS					855,000.00	
7	Press Boxes, AV Booths, Club Area		1 LS					15,000.00	
11	Concession Areas		1 LS					75,000.00	
13	Admin, Maintenance Offices & Storage		1 LS					38,800.00	
16	Elevator		1 LS					165,000.00	
17	Ticketing and Gate Control		1 LS					20,000.00	
18	Building Storage Area		1 LS					27,000.00	
21	Field - Grading, Drainage, Field Markings		1 LS					280,000.00	
21a	Move Surcharge Materials to Field, Grading, Drainage		1 LS					800,000.00	
21b	(New) Field Lights		1 LS					64,000.00	
23	Soil Pans, Backstop & Pads		1 LS						
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
2	Foundations - Spread Footing Type		1 LS					82,600.00	
2a	(New) Excavation Backfill & Grading		1 LS					115,000.00	
4	Sealing & Amenities		1 LS					85,000.00	
5	Fields		1 LS					230,000.00	
8	Mechanical, Electrical & Plumbing		1 LS					85,000.00	
8	(New) Field Lights		1 LS					270,000.00	
9	(New) Rest Room Structure		1 LS					175,000.00	
<b>D</b>	<b>CRUCIAN CHRISTMAS CARNIVAL VILLAGE</b>								
	No Scope								
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
3	Site Infrastructure - Water		1 LS					77,000.00	
4	Site Infrastructure - Electrical		1 LS					183,000.00	
5	Site Infrastructure - Lighting		1 LS					85,000.00	
6	Roads, Parking & Pathways:		1 LS					335,000.00	
6a	(New) Sidewalks & Walkways		1 LS					85,000.00	
6b	(New) Landscaping		1 LS					100,000.00	
			<b>TOTALS</b>					<b>4,100,000.00</b>	

*CW*

**SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS**  
**PART B**  
**ESTIMATED SCHEDULE OF PAYMENTS**

Period Covered	Monthly payments	Retainage	Accumulative Totals		Balance
			Amount Paid	Retainage Held	
2/28/2022	\$ 410,000.00	\$ 41,000.00	\$ 369,000.00	\$ 41,000.00	\$ 3,751,000.00
3/31/22	\$ 963,000.00	\$ 96,300.00	\$ 864,700.00	\$ 137,300.00	\$ 2,844,800.00
4/30/22	\$ 226,000.00	\$ 22,600.00	\$ 203,400.00	\$ 161,900.00	\$ 2,842,800.00
5/31/22	\$ 228,000.00	\$ 22,800.00	\$ 203,400.00	\$ 184,500.00	\$ 2,436,900.00
6/30/22	\$ 190,000.00	\$ 19,000.00	\$ 178,400.00	\$ 204,100.00	\$ 2,263,100.00
7/31/22	\$ 188,000.00	\$ 18,800.00	\$ 170,100.00	\$ 223,000.00	\$ 2,063,000.00
8/31/22	\$ 218,000.00	\$ 21,800.00	\$ 186,200.00	\$ 244,800.00	\$ 1,898,800.00
9/30/22	\$ 220,000.00	\$ 22,000.00	\$ 188,000.00	\$ 266,800.00	\$ 1,698,800.00
10/31/22	\$ 195,000.00	\$ 19,500.00	\$ 175,500.00	\$ 286,300.00	\$ 1,523,200.00
11/30/22	\$ 240,000.00	\$ 24,000.00	\$ 219,000.00	\$ 310,300.00	\$ 1,307,900.00
12/31/22	\$ 255,000.00	\$ 25,500.00	\$ 229,500.00	\$ 335,800.00	\$ 1,077,800.00
1/31/23	\$ 153,000.00	\$ 15,300.00	\$ 137,700.00	\$ 351,100.00	\$ 840,100.00
2/28/23	\$ 133,000.00	\$ 13,300.00	\$ 121,400.00	\$ 364,800.00	\$ 618,800.00
3/31/23	\$ 331,000.00	\$ 33,100.00	\$ 297,500.00	\$ 397,700.00	\$ 520,700.00
4/30/23	\$ 123,000.00	\$ 12,300.00	\$ 110,700.00	\$ 410,000.00	\$ 410,000.00
5/31/23		\$ (410,000.00)	\$ 410,000.00		\$ -
<b>TOTAL</b>	\$ 4,100,000.00	\$ -	\$ 4,100,000.00	\$ -	\$ -

Approved By:

- Contractor
- Arch./Eng.
- Owner
- Public Works
- Federal Agency
- Contracting Officer

*[Signature]*  
 Tawana Anthony Nicholas  
 Contractor

*[Signature]*  
 Albert White  
 Owner

*[Signature]*  
 Anthony D. Roman  
 Contracting Officer  
 3/17/2022  
 03.17.2022

Date:

3-8-22  
 03-14-22  
 3/8/22  
 3/14/2022  
 3/18/2022

GEC, LLC  
 PO Box 1656  
 St. Croix, VI 00851  
 Ph : 340-778-0200

**Letter of Transmittal**

To: Comm. Calvert White  
 SPORTS, PARKS & RECREATION

Transmittal #: 164  
 Date: 3/8/2022  
 Job: 522-214 PAUL E. JOSEPH STADIUM

Subject: Pay Application#1 for Supplemental contract and PEJ PE#34

- WE ARE SENDING YOU**
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover via None the following items: |
| <input type="checkbox"/> Shop drawings       | <input type="checkbox"/> Prints   |
| <input type="checkbox"/> Copy of letter      | <input type="checkbox"/> Change order                                       |
| <input type="checkbox"/> Plans               | <input type="checkbox"/> Samples  |
| <input type="checkbox"/> Specifications      | <input type="checkbox"/> Other  |

Document Type	Copies	Date	No.	Description
	2	3/8/22		Pay Application #1 for Supplemental Contract
	2	3/8/22		Pay Application #1 Worksheet for Supplemental Contract
	2	3/8/22		PEJ Supplemental Contract Schedule of of Amounts parts A & B
	2	3/8/22		PEJ Pay Application #34
	2	3/8/22		PEJ PE34 worksheet

**THESE ARE TRANSMITTED as checked below:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For approval           | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit ___ copies for approval   |
| <input type="checkbox"/> For your use           | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested           | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return ___ corrected prints        |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Other                            |   |
| <input type="checkbox"/> FOR BIDS DUE           | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

Remarks:

Copy To:

From: Karen Lustig (GEC, LLC)

Signature: Calvert White



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
**Department of Property and Procurement**

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802  
3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

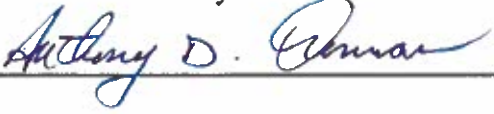
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www.dpp.vi.gov



**Memorandum:**

To: Nathan Simmonds  
Director, Finance and Administration  
Virgin Islands Public Finance Authority

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

Date: January 30, 2023

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

Transmitted herewith for partial payment is Periodical Estimate No. Two (2), for Construction Services performed by GEC, LLC, for the **Additional Work to the Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C00A3SPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #2	November 21, 2022	\$849,600.00

The Funding Source for this payment is the **Internal Revenue Matching Funds (Pursuant to Act No. 8326)**.

Should you require additional information, please feel free to contact Mr. Trevor Charles at (340) 773-1561 ext. 4457.

xc: Department of Sports, Parks & Recreation  
Department of Public Works  
Department of Property and Procurement Contract File

ADT/dp/tc  
*dp*



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
**Department of Property and Procurement**

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[www.dpp.vi.gov](http://www.dpp.vi.gov)



January 30, 2023

John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
P.O. Box 1656  
Kingshill, VI 00851

**RE: APPROVED PERIODICAL ESTIMATE NO. TWO (2)  
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S. Virgin Islands**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate Number Two (2 for services performed by your company during the period of March 9, 2022 to November 21, 2022, relative to the above-referenced contract.

Periodical Estimate Number Two (2) is approved in the amount of **Eight Hundred Forty-Nine Thousand, Six Hundred Dollars and Zero Cents (\$849,600.00)**.

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

Respectfully,

Anthony D. Thomas  
Commissioner

ADT/dp/tc  
*dp*

xc: *Department of Sports, Parks and Recreation*  
*Department of Public Works*  
*Virgin Islands Public Finance Authority*  
*Department of Property and Procurement Contract File*



December 22, 2022

Honorable Anthony D. Thomas  
Commissioner  
Department of Property and Procurement  
3274 Estate Richmond  
Christiansted, VI 00820

RE: PERIODICAL ESTIMATE NO. 2  
C003ASPRC15(GEC)—Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Commissioner Thomas:

Transmitted herewith for your review and further approval is Periodical Estimate No. 2 submitted by GEC, LLC, for the above referenced project. The payment is in the amount of **Eight Hundred Forty-Nine Thousand, Six Hundred Dollars and Zero Cents (\$849,600.00)**. All items billed in the payment request have been completed according to the scope of work.

If you have any questions or concerns, please contact Chief Engineer Tawana Nicholas, at 340.773.1290, extension 2260, or via email at [tawana.nicholas@dpw.vi.gov](mailto:tawana.nicholas@dpw.vi.gov).

Sincerely,

A handwritten signature in blue ink that reads 'Derek Gabriel'.

Derek Gabriel  
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

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. C003A8PRC15(GEC)

PERIODICAL ESTIMATE NO.		2		FOR PERIOD				3-9-22 to 11-21-22	
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>B PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 55,500.00	\$ 499,500.00	10%
7	Press Boxes, AV Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 1,500.00	\$ 13,500.00	10%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 7,500.00	\$ 67,500.00	10%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 3,850.00	\$ 34,650.00	10%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 19,500.00	\$ 175,500.00	10%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 2,000.00	\$ 18,000.00	10%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 2,000.00	\$ 18,000.00	10%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 140,000.00	\$ 140,000.00	50%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 830,000.00	\$ 60,000.00	93%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10%
<b>C TERRENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 9,250.00	\$ 83,250.00	10%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 11,500.00	\$ 103,500.00	10%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 8,500.00	\$ 76,500.00	10%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 23,000.00	\$ 207,000.00	10%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 230,000.00	\$ 40,000.00	85%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10%
<b>D CRUCIAN CHRISTMAS CARNIVAL VILLAGE</b>									
No Scope									
<b>E SITE IMPROVEMENTS</b>									
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	1.0	\$ 7,700.00	\$ 69,300.00	10%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10%
<b>Totals</b>				\$ 4,100,000.00	\$ 4,100,000.00		\$ 1,466,000.00	\$ 2,634,000.00	35.6%



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)
	None								

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 B Froot) (or add second page if applicable)	\$	1,468,000.00
2 Extra work performed to date	\$	-
3 Total value of work performed to date	\$	1,468,000.00
4 Add: Materials stored at close of this period (Attached detailed schedule)	\$	-
5 Less: Amount retained	\$	149,600.00
6 Net amount earned on contract work to date	\$	1,318,400.00
7 Other deductions	\$	-
8 Less: Amount of previous payments	\$	469,600.00
9 BALANCE DUE THIS PAYMENT	\$	848,800.00

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 7-28-22 and/or duly authorized

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

GEC, LLC  
(Contractor)  
11/21/2022 2022  
(Date)

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. 2 for the period of 3/8/2022 through 11/21/2022 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 Estimated has been performed and/or material supplied by the contractor, that all work and/or material included in the Periodical Estimate No. 2 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

- Derek A. Gabriel  
Derek A. Gabriel, Commissioner of Public Works
- Calvert White  
Calvert White, Commissioner of Sports, Parks and Recreation
- Tawana Albany Nicholas  
Digitally signed by Tawana Albany Nicholas  
DN: cn=Tawana Albany Nicholas, o, ou, email=tawana.nicholas@pw.vi.gov, c=US  
Date: 2022.12.21 06:44:06 -0400  
Tawana Nicholas, Chief Engineer, VI Department of Public Works
- Anthony D. Thomas  
Anthony D. Thomas, Commissioner of Virgin Islands Department of Property and Procurement

- Date 12/23/2022
- Date 12/13/2022
- Date 12/21/2022
- Date 1/30/2023

## Tawana Nicholas

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**From:** Tawana Nicholas  
**Sent:** Wednesday, December 21, 2022 6:39 AM  
**To:** Tawana Nicholas  
**Subject:** FW: [EXTERNAL MAIL]RE: Paul E. Joseph PE2 (Supplemental)

See Below for scope of work details for the MUSCO lighting.

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**TAWANA NICHOLAS**

CHIEF ENGINEER

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**DEPARTMENT OF PUBLIC WORKS**

6002 Anno's Hope | St. Croix, V.I. 00820 | 340.773.1290

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**From:** John Wessel <jwessel@gecusvi.com>  
**Sent:** Tuesday, December 20, 2022 1:08 PM  
**To:** Tawana Nicholas <Tawana.Nicholas@dpw.vi.gov>; Jon Adams <jadams@gecusvi.com>; Karen Lustig <klustig@gecusvi.com>  
**Subject:** RE: [EXTERNAL MAIL]RE: Paul E. Joseph PE2 (Supplemental)

Tawana,

As discussed just now, the foundation design is included in the lighting material cost for PE 2 and needs to be paid in advance to the vendor after we receive payment for PE 2.

JWessel

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**From:** Tawana Nicholas <[Tawana.Nicholas@dpw.vi.gov](mailto:Tawana.Nicholas@dpw.vi.gov)>  
**Sent:** Tuesday, December 20, 2022 12:56 PM  
**To:** John Wessel <[jwessel@gecusvi.com](mailto:jwessel@gecusvi.com)>; Jon Adams <[jadams@gecusvi.com](mailto:jadams@gecusvi.com)>; Karen Lustig <[klustig@gecusvi.com](mailto:klustig@gecusvi.com)>  
**Subject:** RE: [EXTERNAL MAIL]RE: Paul E. Joseph PE2 (Supplemental)

John,

It is my understanding from the worksheet that the \$100K noted for is broken down to \$60K for Paul E. Joseph and \$40K for Terrance Martin. Is the foundation design included in the material costs for PE2? Also, what is the expected delivery date for the lighting foundation design?

**TAWANA NICHOLAS**

CHIEF ENGINEER

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**DEPARTMENT OF PUBLIC WORKS**

6002 Anno's Hope | St. Croix, V.I. 00820 | 340.773.1290

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**From:** John Wessel <[jwessel@gecusvi.com](mailto:jwessel@gecusvi.com)>  
**Sent:** Wednesday, December 14, 2022 2:10 PM  
**To:** Tawana Nicholas <[Tawana.Nicholas@dpw.vi.gov](mailto:Tawana.Nicholas@dpw.vi.gov)>; Jon Adams <[jadams@gecusvi.com](mailto:jadams@gecusvi.com)>; Karen Lustig

<[klustig@gecusvi.com](mailto:klustig@gecusvi.com)>

**Subject:** [EXTERNAL MAIL]RE: Paul E. Joseph PE2 (Supplemental)

Tawana,

The key steps are follows:

1. Drilling holes with GEC owned equipment which takes about half a day per hole.
2. Placing a pre-cast concrete bases about 30 – 35' long
3. Assembling the lights on the pole while the pole is on the ground, including installing wire.
4. Lifting the pre-assembled poles and placing them on the base.
5. Each field will take less than a week.
6. We've left \$100,000 in for installation per the SOV.

GEC has installed around 50 of these types so we are quite experienced,=

JWessel

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**From:** Tawana Nicholas <[Tawana.Nicholas@dpw.vi.gov](mailto:Tawana.Nicholas@dpw.vi.gov)>

**Sent:** Wednesday, December 14, 2022 1:46 PM

**To:** John Wessel <[jwessel@gecusvi.com](mailto:jwessel@gecusvi.com)>; Jon Adams <[jadams@gecusvi.com](mailto:jadams@gecusvi.com)>; Karen Lustig <[klustig@gecusvi.com](mailto:klustig@gecusvi.com)>

**Subject:** Paul E. Joseph PE2 (Supplemental)

John,

During the review for processing PE2, there were a few questions regarding the cost breakdown for the lights. Specifically, the allocation of the material cost versus the installation cost. What key steps does the field installation line item cover?

**TAWANA NICHOLAS**

CHIEF ENGINEER

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