



Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

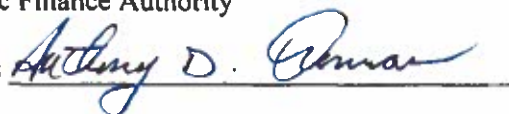
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.774.9587

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Memorandum:

To: Kirk Callwood
Executive Director
Virgin Islands Public Finance Authority

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

Date: June 19, 2019

Re: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. Twenty (20), 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. #20	June 13, 2019	\$467,370.09

Funding Source: 2014C Gross Receipt Tax Bond

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

ADT/drw/dd



Department of Property & Procurement
 Government of the United States Virgin Islands
 3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820
 8201 SUB BASE, 3RD FLOOR, ST. THOMAS, U. S. VIRGIN ISLANDS 00802
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June 19, 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 Twenty (20), dated June 13, 2019, and received June 19, 2019, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of Four Hundred Sixty-Seven Thousand Three Hundred Seventy Dollars and Nine Cents (\$467,370.09).

Respectfully,

Anthony D. Thomas
 Anthony D. Thomas
 Commissioner

ADT/drw/dd

xc: Virgin Islands Public Finance Authority
 Department of Sports, Parks & Recreation
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	LB	\$	\$	\$		\$	\$	
4	Site Infrastructure - Electric		350,000.00	350,000.00	0.0		350,000.00	100%
5	Site Infrastructure - Lighting		400,000.00	400,000.00	0.0		400,000.00	0%
6	Roads, Parking & Pathways		180,000.00	180,000.00	0.0		180,000.00	0%
7	Site Improvements		350,000.00	350,000.00	0.0		350,000.00	0%
8	Landscapes & Hardscapes		350,000.00	350,000.00	0.7	232,806.25	117,193.75	67%
9	Demolition Incl. Wall, Lights		150,000.00	150,000.00	0.0		150,000.00	0%
F	Owner's Contingency		200,000.00	200,000.00	1.0	200,000.00	-	100%
G	Extend Builder's Risk to 10-31-19		150,000.00	150,000.00	0.8	87,108.80	62,891.20	58%
H			200,000.00	200,000.00	1.0	200,000.00	-	100%
TOTAL				\$ 20,000,000.00		\$ 11,438,672.15	\$ 8,561,327.85	67%

SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS AS REVISED PER CHANGE ORDER 18

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C063SPRC18(GEC)

PERIODIC ESTIMATE NO. 26

FOR PERIOD: 6/21/19

TO: 6/14/2019

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		
1	2	3	4	5	6	7	8	9	10
A	Pre-Superation Work to 3/18/18								
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 3-18-18	LS		\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)	LS		\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization	LS		\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A/E & C/M) - 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	0.30	\$ 12,000.00	\$ 28,000.00	30%
1c	Administration During Construction	LS		\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation (Test piles and pile design)	LS		\$ 167,500.00	\$ 167,500.00	1.0	\$ 167,500.00	\$ -	100%
2a	Surcharge Earthwork	LS		\$ 980,000.00	\$ 980,000.00	1.0	\$ 980,000.00	\$ -	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	0.78	\$ 2,827,583.50	\$ 874,836.50	78%
2d	Mat Slab Foundation	LS		\$ 3,488,850.00	\$ 3,488,850.00	0.27	\$ 951,857.00	\$ 2,514,782.10	27%
3	Structural Steel and Concrete Superstructure	LS		\$ 900,050.00	\$ 900,050.00	0.0	\$ -	\$ 900,050.00	0%
4	Food Seating	LS		\$ -	\$ -	0.0	\$ -	\$ -	0%
5	Barn 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, Umpire & 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		\$ -	\$ -	0.0	\$ -	\$ -	0%
26	Electrical	LS		\$ 73,800.00	\$ 73,800.00	0.06	\$ 3,675.00	\$ 69,825.00	5%
27	Fire Safety	LS		\$ -	\$ -	0.0	\$ -	\$ -	0%
28	Plumbing	LS		\$ 215,000.00	\$ 215,000.00	0.06	\$ 10,750.00	\$ 204,250.00	5%
29	Equipment, Concessions & Fixtures	LS		\$ -	\$ -	0.0	\$ -	\$ -	0%
C	TERENCE MARTIN FIELD								
1	60% Design (A/E & C/M) - 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		\$ 7,800.00	\$ 7,800.00	0.0	\$ -	\$ 7,800.00	0%
1c	Administration During Construction	LS		\$ 12,800.00	\$ 12,800.00	0.0	\$ -	\$ 12,800.00	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		\$ 800,000.00	\$ 800,000.00	0.0	\$ -	\$ 800,000.00	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		\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A/E & C/M) - 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		\$ 5,800.00	\$ 5,800.00	0.0	\$ -	\$ 5,800.00	0%
1c	Administration During Construction	LS		\$ 8,800.00	\$ 8,800.00	0.0	\$ -	\$ 8,800.00	0%
2	Mechanical, Electrical & Plumbing	LS		\$ 190,000.00	\$ 190,000.00	0.0	\$ -	\$ 190,000.00	0%
3	Vendor Pads	LS		\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A/E & C/M) - Permits/Approvals	LS		\$ 85,200.00	\$ 85,200.00	1.0	\$ 85,200.00	\$ -	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		\$ 500,000.00	\$ 500,000.00	1.0	\$ 500,000.00	\$ -	100%
3	Site Infrastructure - Water	LS		\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	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		\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements	LS		\$ 350,000.00	\$ 350,000.00	0.7	\$ 232,806.25	\$ 117,193.75	67%
8	Landscapes & Hardscapes	LS		\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition Incl. Wall, Lights	LS		\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency	LS		\$ 150,000.00	\$ 150,000.00	0.8	\$ 87,108.80	\$ 62,891.20	58%
H	Extend Builder's Risk to 10-31-19	LS		\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
TOTAL					\$ 20,000,000.00		\$ 11,450,172.15	\$ 6,980,427.85	67%

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	Revise Contract from "Guaranteed Maximum Price" to "Lump Sum"	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 80% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE \$	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
6	Surcharge Earthwork	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
7	Locate Existing Utilities	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
8	Test Piles and Initial Earthwork	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
9	Phase 2 Archeological Survey by U of Alabama	1	LS	\$ -	\$ -	1	\$ -	\$ -	28%
10	Preliminary site infra. re-design PEJ 700 seats	1	LS	\$ -	\$ -	1	\$ -	\$ -	44%
CHANGE ORDERS TOTAL									0%
TOTAL CONTRACT					\$ 20,000,000.00		\$ 11,438,572.15	\$ 6,580,427.85	0%

2. 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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Prev)	\$ 11,438,572.15
2. Extra work performed to date	\$ -
3. Total value of work performed to date	\$ 11,438,572.15
4. Add Materials stored at close of this period (Attached detailed Schedule)	\$ -
5. Less Amount Retained	\$ (364,781.27)
6. Net amount earned on contract to date	\$ 11,054,820.88
7. Other Deductions	\$ -
8. Less Amount of Previous payments	\$ 10,587,450.78
9. BALANCE DUE THIS PAYMENT	\$ 467,370.80

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct, that all work 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 received.

DEC, LLC
(Contractor)

By: [Signature] 6/13/19
John R. Woodard, Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 20 for the period 6-21-19 to 6-14-19 inclusive, that to the best of my knowledge and belief it is a true and correct statement of all work performed and/or material supplied by the Contractor, that all work and/or material included on this Periodic Estimate No. 20 has been inspected by me and/or my duly authorized representative or assistants and that it has been performed in accordance with the terms and conditions of the contract between the Government, Plans and Specifications and/or any amendments thereto, 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.

[Signature]
Robert J. M. Commissioner of Public Works

[Signature]
James Owen PE, Chief Inspectors/Proprietor Engineering Administrator

[Signature]
Commissioner of Virgin Islands Department of Property and Procurement

Date: 6/10/19

Date: 6/13/19

Date: 6-13-19

Date: 6.20.2019

D.X.D. 6/19/19

001155 7/1/2019 1:00
 - 001155 7/1/2019 1:00



Department of Property & Procurement

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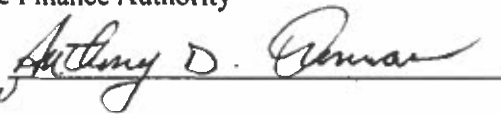
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Memorandum:

To: Kirk Callwood
Executive Director
Virgin Islands Public Finance Authority

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

Date: July 23, 2019

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

Transmitted herewith for partial payment is Periodical Estimate No. Twenty-One (21), 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. #21	July 15, 2019	\$460,836.36

Funding Source: 2014C Gross Receipt Tax Bond

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

ADT/drw/dd



Department of Property & Procurement

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July 23, 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 Twenty-One (21), dated July 15, 2019, and received July 18, 2019, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Four Hundred Sixty Thousand Eight Hundred Thirty-Six Dollars and Thirty-Six Cents (\$460,836.36)**.

Respectfully,


Anthony D. Thomas
Commissioner
DAW

ADT/drw/dd

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