



# COMMITTEE ON CULTURE, YOUTH, SPORTS, AND PARKS

APRIL 20, 2026

Derek Gabriel

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Commissioner  
Department of Public Works



Good day Chairman Senator Angel Bolques, members of the Committee on Culture, Youth, Aging, Sports, and Parks, other senators and colleagues in attendance, and members of the listening and viewing public.

My name is Derek Gabriel, and I am the Commissioner of the Department of Public Works. I am appearing before you today, by virtue of a subpoena issued by this Body, to discuss the Paul E. Joseph Stadium. The Bryan/Roach administration recognizes that for the people of St. Croix, and specifically the Frederiksted community, the timeline of this project has been a source of deep frustration. A decade is a long time to wait for the delivery of any capital project, much less one of such importance to the community. Our goal today isn't just to report numbers, but to provide details on the strategy and the progress of construction. This project spans three Governors, four DPW Commissioners, and several years of unanticipated delays due to major design changes inherited by the current project team. But we remain steadfastly committed to finishing the remaining scope items on behalf of the people of the Virgin Islands.

Per DPW's mandate, the department has managed this project, on behalf of the Department of Sports, Parks and Recreation and the Government of the Virgin Islands, since its inception. Pursuant to Act 8326, the Department continues to submit bi-monthly progress reports to this Body, through the Senate President's Office, to give updates on the progress of this project.

While the core structure and roof systems are essentially complete, the focus has now shifted to interior buildouts and specialized Mechanical, Electrical and Plumbing (MEP) installations.

The total cost to date for the PEJ Stadium project stands at Thirty-Two Million, One Hundred Twenty-Four Thousand Dollars (\$32,124,000) with \$26,250,097.02 paid to date. Recent Change Orders include Change Orders 26, 10, and 3 which have been executed by the Department of Property and Procurement. The contract time has been extended to July 2, 2026.

While design changes—such as the pivot from aluminum to reinforced concrete bleachers and drywall to concrete interior walls—have added time, these decisions were made to ensure that the PEJ Stadium doesn't just open but includes the rigorous resiliency standards incorporated into our current capital projects. We are building a facility capable of withstanding our Caribbean environment for decades to come.

Since our last testimony in July 2025, the Contractor has accomplished several milestones including:

- Q3 2025: Completed Left Field bleacher roof and entry gates. Commenced sewer manhole and press box foundations.
- Q4 2025: Finished all door installations. Executed Amendment No. 1 allowing the GVI to make direct payments to the Contractor's subcontractors and material vendors to ensure material flow.
- Q1 2026: Facilitated the release of retainage to provide the Contractor with necessary liquidity for final phase procurement.
- Current Activity: Tile work in team locker rooms has started; formwork for the Right-Field end stairs is ready for pouring.

The project has faced a shift in the completion date from late 2025 to September 30, 2026, per the March 10, 2026 project schedule submitted by the Contractor. The delay is driven by several primary factors, including material procurement lead time, cash flow challenges, administrative

hurdles and design finalization. GEC is currently awaiting delivery of restroom partitions, exhaust fans, and elevator controls. They have recently received the delivery of various plumbing fixtures and tube metal for handrails. Additionally, a notification of an IRB lien on February 2, 2026 temporarily stalled financial processing; however full lien release documentation was received on February 24, 2026, and payments have resumed. Lastly, outstanding design elements for the Press Box, Generator and Outfield Wall are being finalized.

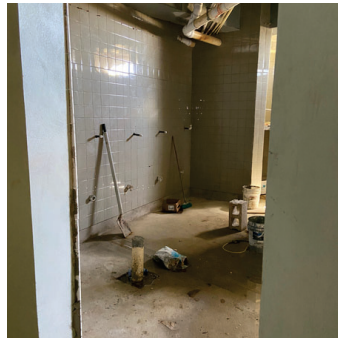
The Department of Public Works continues its role as the primary lead for technical oversight, coordinating with the Departments of Property and Procurement, Sports, Parks and Recreation, and Planning and Natural Resources as well as the Virgin Islands Public Finance Authority (PFA). Project meetings have been increased from bi-weekly to weekly to address the delivery delays of MEP components. Also, the Department has assigned more resources to assist with project management and reporting.

By executing Amendment #1, the Government has taken a more assertive role in project management, bypassing contractor-level cash flow bottlenecks. We are now paying material vendors directly. This ensures that taxpayer dollars go straight to the steel, tile, and fixtures needed to finish this project, providing a heightened level of financial oversight necessary for this final phase. This amendment to allow for direct material vendor payments has increased the PFA's involvement and has added time to payment processing. However, as mentioned earlier, it ensures released retainage payments are directly re-invested into the project for additional cash flow.

DPW has evaluated the termination of this contract and the feasibility of contracting with a new firm at this stage. However, it is our professional

assessment that doing so would cost up to an additional \$10M and delay the project by at least 18-24 months due to mobilization and liability handoffs. As Commissioner, I have made the decision that pursuing completion of the project with the current contractor remains the most fiscally responsible decision, until this Body signals it is ready to invest significant dollars to allow for contract termination and re-issuance of a solicitation to complete remaining scope items with a new contractor. As I have signaled several times, I am more than willing to have frank, closed door discussions with the members of this Committee and other key stakeholders. However, given the sensitive nature of those discussions, they cannot be held in a public forum. Leadership requires bold decisions and we are ready to meet with the members of this Body to evaluate all paths forward to achieve the common goal of project completion.

Mr. Chairman, this concludes my testimony today. Thank you for the opportunity to expound on the information provided in the bi-monthly progress reports we provide. Mrs. Nicholas and I will remain available to answer any questions you may have.



DEPARTMENT OF PUBLIC WORKS  
UNITED STATES VIRGIN ISLANDS

# PAUL E. JOSEPH STADIUM

PREVIOUS REPORTS



**Derek Gabriel**  
Commissioner - Department of Public Works

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**DEPARTMENT OF PUBLIC WORKS**  
UNITED STATES VIRGIN ISLANDS

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**PAUL E. JOSEPH  
STADIUM SPORTS COMPLEX  
PROJECT STATUS REPORT**

**NOVEMBER 30, 2025**



December 11, 2025

Honorable Milton E. Potter  
Senate President  
Legislature of the Virgin Islands  
Capitol Building, Charlotte Amalie  
PO Box 1690  
St. Thomas, VI 00804

**RE: Paul E. Joseph Stadium Sports Complex Project Status Report**

Dear Senate President Potter,

Per Act 8326 (Appendix A), I hereby submit the project status report for the Paul E. Joseph Stadium Sports Complex Project.

The bill requires periodic project status updates including updated progress timelines for the Paul E. Joseph Stadium, Terrence Martin softball field, and the Festival Village. This report consists of updates on the project activities, recent site photos, and accounting records.

To date, the project team has submitted Pay Request Estimate No. 48 for the original contract; Pay Request Estimate No. 15 for the first supplemental contract; and Pay Request Estimate No. 6 for the second supplemental (a la carte) contract. The Pay Request Estimates reflect the substantially complete installation of the bleacher roof and the tie-in of the new sewer line into the existing manhole. Copies of the Pay Request Estimates are provided in Appendix B thru D.

The project General Contractor, GEC, continues to work on the plaster for the bleacher stair thread and risers and the rebar and form work for the right field end stairs was completed and is ready to pour. In addition, the floor and wall tiles for the female and male restroom were installed. Photos of the project activity are provided in Appendix E.

Construction progress meetings continue to be conducted on a routine basis. Additionally, utility coordination and scope review meetings with key stakeholders are conducted as required. The immediate next step is to complete the installation of the floor and wall tiles in the locker rooms and pour the right field end stairs.

Thank you for taking the time to review this progress report and to distribute it to the other members of the 36<sup>th</sup> Legislature. As always, please feel free to reach out if you have any questions or concerns.

Sincerely,



Derek Gabriel  
Commissioner

DG/tan

Attachments:

Appendix A – Act No. 8326

Appendix B – Pay Request Estimate No. 48 (Original Contract)

Appendix C – Pay Request Estimate No. 15 (Supplemental 1)

Appendix D – Pay Request Estimate No. 6 (Supplemental 2)

Appendix E – Photos of Project Activity



# Appendix A

# ACT NO. 8326

BILL NO. 33-0275

## THIRTY-THIRD LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2020

An Act appropriating \$4,100,000 in Fiscal Year 2020 and \$4,100,000 in Fiscal Year 2021, from the Internal Revenue Matching Fund for the construction of the Paul E. Joseph Stadium Project; and requiring the Department of Public Works to submit status reports on the Project to the Legislature

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*Be it enacted by the Legislature of the Virgin Islands:*

**SECTION 1.** There is appropriated from the Internal Revenue Matching Fund to finance the construction of the Paul E. Joseph Stadium Project the sum of:

- (1) \$4,100,000 in the fiscal year ending September 30, 2020; and
- (2) \$4,100,000 in the fiscal year ending September 30, 2021.

**SECTION 2.** The sums appropriated in Section 1 remain available until expended.

**SECTION 3.** No later than 30 days after the enactment of this act, the Department of Public Works shall submit to the Legislature a timeline for, and updated photographs of the completion of the Terrance Martin Softball Field and a budget report that indicates the use of all available and appropriated funding for the project. Thereafter, the Department of Public Works shall submit bi-monthly project reports to the Legislature the Virgin Islands, which include accounting records.

**SECTION 4.** (a) No later than 30 days after the enactment of this act, the Department of Public Works shall:

- (1) Provide project timelines that include a schedule of completion for the Paul E. Joseph Stadium, Terrance Martin Softball Field, and the Festival Village;
- (2) Provide a project budget that indicates use of all available and appropriated funding for the project, not to exceed the budget amount;

- (3) Provide a bi-monthly project report that includes staffing reports, accounting records and updated photos; and
- (4) Submit approved plans and permits for the project.

(b) The funds appropriated under this act may not be disbursed before approved plans and permits have been issued by the Department of Planning and Natural Resources.

Thus passed by the Legislature of the Virgin Islands on June 29, 2020.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 9th day of July, A.D., 2020.



*Novelle E. Francis, Jr.*  
 Novelle E. Francis, Jr.  
 President

*Alicia V. Barnes*  
 Alicia V. Barnes  
 Legislative Secretary



**Bill No. 33-0275 is hereby approved.**

**Witness my hand and the seal of the Government of the United States Virgin Islands at Charlotte Amalie, St. Thomas, this 27th day of July, 2020 A.D.**

*Albert Bryan, Jr.*  
 Albert Bryan, Jr.  
 Governor




# Appendix B



# 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

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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](mailto: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)
<b>A</b>	<b>Pre-Suspension Work to 3/18/15</b>								
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%
							\$ -		
<b>Aa</b>	<b>True up mobilization to 10% of Contract</b>	1	LS	\$ 2,537,500.00	\$ 2,537,500.00	1.0	\$ 2,537,500.00	\$ -	100%
<b>B</b>	<b>Paul E. Joseph Stadium</b>								
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 Pavillion	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%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
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%
<b>D</b>	<b>CRUCIAN CHRISTMAS VILLAGE</b>								
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%
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
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%
<b>F</b>	<b>Demolition incl. Wall, Lights</b>	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
<b>G</b>	<b>Owner's Contingency</b>	1	LS	\$ 87,109.50	\$ 87,109.50	1.0	\$ 87,109.50	\$ -	100%
<b>H</b>	<b>Extend Builder's Risk to 10-31-19</b>	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	<b>Totals</b>				\$ 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 Contrat 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 frdn, 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	
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.

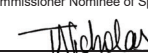
GEC, LLC  
(Contractor)  
 9/23/2025  
(Date)  
 By   
 John R., Wessel  
 Title: Managing Member

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 authenticated 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. Croix, Virgin Islands  
NAME OF CONTRACTOR: GEC, LLC Contract No. C003SPRC15(GEC)

PERIODICAL ESTIMATE NO. 48 FOR PERIOD 7/16/2025 to 9-23-25

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	<b>Pre-Suspension Work to 3/18/15</b>									
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	<b>True up mobilization to 10% of Contract</b>	\$ 2,537,500.00		100%		100%	\$ 2,537,500.00	\$	2,537,500.00	*
B	<b>Paul E. Joseph Stadium</b>									
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		97.239%	0.00068	97.307%	\$ 102,100.67	\$ 71.40	\$ 102,172.07	\$ 10,217.21
1d	Design Changes CO 10 (\$94,800) & CO11 (\$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	\$ 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	*
3	<b>Structural Steel and Concrete Superstructure</b>	\$ 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									
3bi	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
3bii	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
3biii	Line B hall roof from Line 3 to 01 = 6.9% of eb	\$ 31,050.00		100%		100%	\$ 31,050.00	\$	31,050.00	\$ 3,105.00
3biv	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
3bvi	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
3bvii	Pavilion concrete beams = 20% of 3b	\$ 90,000.00		100%		100%	\$ 90,000.00	\$	90,000.00	\$ 9,000.00
3bviii	Pavilion concrete slab = 33% of 3b (8 pours)									
3bviii-1	Pour 1	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-2	Pour 2	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-3	Pour 3	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-4	Pour 4	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-5	Pour 5	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-6	Pour 6	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-7	Pour 7	\$ 18,562.50		100%		100%	\$ 18,562.50	\$	18,562.50	\$ 1,856.25
3bviii-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 install	\$ 163,634.25								
3di	Steel for roof - install	\$ 45,634.25		40%	35.00%	75%	\$ 18,253.70	\$ 15,971.99	\$ 34,225.69	\$ 3,422.57
3dii	R-panel for roof- install (includes purlins)	\$ 10,000.00			45.00%		\$ -	\$ 4,500.00	\$ 4,500.00	\$ 450.00
3diii	12 concrete pours - to support roof structure	\$ 108,000.00		100%		100%	\$ 108,000.00	\$	108,000.00	\$ 10,800.00
8	<b>Locker Rooms &amp; Showers</b>	\$ 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%		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%		0%	\$ -	\$ -	\$ -	\$ -
8g	Floor finish - seated concrete	\$ 2,000.00		0%		0%	\$ -	\$ -	\$ -	\$ -
10	<b>Public Restrooms</b>	\$ 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%		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(ii)									
12	<b>Entry Pavillion</b>	\$ 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
15	<b>Party Deck Area</b>	\$ 135,000.00								
15a	Restroom roofs material	\$ 48,600.00		100%		100%	\$ 48,600.00	\$	48,600.00	\$ 4,860.00
15b	Restroom roofs installation	\$ 20,000.00		90%	10.00%	100%	\$ 18,000.00	\$ 2,000.00	\$ 20,000.00	\$ 2,000.00
15c	Railing material	\$ 37,500.00		100%		100%	\$ 37,500.00	\$	37,500.00	\$ 3,750.00
15d	Railing installation	\$ 22,500.00		0%		0%	\$ -	\$ -	\$ -	\$ -
15e	Paint	\$ 400.00		100.00%		100%	\$ -	\$ 400.00	\$ 400.00	\$ 40.00
15f	Interior block walls at restrooms	\$ 6,000.00		100%		100%	\$ 6,000.00	\$	6,000.00	\$ 600.00
19	<b>Dugouts</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
20	<b>Stairways &amp; Common Spaces</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
25	<b>Mechanical</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
26	<b>Electrical</b>	\$ 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									
26f-1b	Rough-in below concourse level slab	\$ 55,000.00		75%		75%	\$ 41,250.00	\$ -	\$ 41,250.00	\$ 4,125.00
26f-1c	Concourse level rough-in	\$ 45,000.00		100%		100%	\$ 45,000.00	\$	45,000.00	\$ 4,500.00
26f-1d	Public restroom rough-in	\$ 45,000.00		60%		60%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
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%		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	\$ 5,892.00
26f-2	Conduit 80% wire 20% mat slab rough-in per CO 10	\$ 73,500.00		100%		100%	\$ 73,5			

<b>28</b>	<b>Plumbing</b>	\$ 385,000.00								
28a	Plumbing material	\$ 98,550.00	100%	100%	\$ 98,550.00	\$ -	\$ 98,550.00	\$ 9,855.00		
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	\$ 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		
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>									
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%	\$ -	\$ -	-	\$ -		
<b>D</b>	<b>CRUCIAN CHRISTMAS VILLAGE</b>									
1	60% 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%	\$ -	\$ -	-	\$ -		
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
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	*		
		\$ -			\$ -	\$ -	-	\$ -		
<b>F</b>	<b>Demolition incl. Wall, Lights</b>	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	200,000.00	*		
<b>G</b>	<b>Owner's Contingency</b>	\$ 87,109.50	100%	100%	\$ 87,109.50	\$ -	87,109.50	*		
<b>H</b>	<b>Extend Builder's Risk to 10-31-19</b>	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	200,000.00	*		
		\$ -			\$ -	\$ -	-	\$ -		
<b>TOTAL</b>		\$ 22,900,000.00			\$ 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




# Appendix C



# 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

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Transmitted herewith for partial payment is Periodical Estimate No. 15 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 15	September 23, 2025	\$10,822.50

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](mailto: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. 15  
CO03ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 15 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 **Ten Thousand, Eight Hundred Twenty-Two Dollars and Fifty Cents (\$10,822.50)**.

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', is written over a printed name.

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:

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION:

St. Croix, Virgin Islands

NAME OF CONTRACTOR

GEC, LLC

Contract No.

C003ASPRC15(GEC)

PERIODICAL ESTIMATE NO.

15

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)
<b>B PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 43,925.00	\$ 31,075.00	58.57%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 37,500.00	\$ 1,000.00	97.40%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 18,000.00	\$ 2,000.00	90.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 243,000.00	\$ 37,000.00	86.79%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
<b>C TERENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 27,850.00	\$ 64,650.00	30.11%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 83,750.00	\$ 146,250.00	36.41%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
<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	\$ 63,000.00	\$ 14,000.00	81.82%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 17,500.00	\$ 77,500.00	18.42%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
<b>Totals</b>				\$ 4,100,000.00	\$ 4,100,000.00		\$ 2,665,607.50	\$ 1,434,392.50	65.0%

**SCHEDULE OF CHANGE ORDERS**

Item No.	Description of Item	Quantity	Unit of Measure	Cost Per Unit	Value	COMPLETED TO DATE		Value of Uncompleted Work	% Completed
						No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100
5	Time only	0	0	0	0	0	0	0	100
6	Time only	0	0	0	0	0	0	0	100
7	Add delay costs per CO 7 attachment-see attached Schedule of Values	0	0	\$ -	\$ -	0	\$ -	0	100
8	Time Extension	0	0	\$ -	\$ -	0	\$ -	0	100

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

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ 750,000.00
C. Less: Deductions	\$ (750,000.00)
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 8 Front) (or add second page if applicable)	\$ 2,665,607.50
2 Extra work performed to date	\$ 750,000.00
3 Total value of work performed to date	\$ 3,415,607.50
4 Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5 Less: Amount retained	\$ 341,560.75
6 Net amount earned on contract work to date	\$ 3,074,046.75
7 Other deductions	\$ -
8 Less: Amount of previous payments	\$ -
9 BALANCE DUE THIS PAYMENT	\$ 10,822.50

**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 2-26-22, and/or duly authorized

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. Wessel  
(Contractor) Title: Managing Member  
9/23/2025  
(Date)

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE**

I certify that I have checked and verified this Periodical Estimate No. 15 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 include in this Periodical Estimated has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 15 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 augmented or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

- Derek A. Gabriel, Commissioner of Public Works Date 9/23/2025
- N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
Vincent Robers, Commissioner Nominee of Sports, Parks and Recreation
- Tawana Nicholas, Architect/Engineer Date 09-25-2025

GOVERNMENT OF THE VIRGIN ISLANDS  
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET FOR CHANGE ORDER 7

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)  
 Change Order 7 Schedule of Values FOR PERIOD 7-16-25 to 9-23-25  
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	A		B
								\$ Complete this PE	\$ Completed to date	Retainage to date
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>	\$ (49,500.00)								
4(iiia)	Concrete materials for support walls under treads/risers		\$ (4,275.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiib)	Concrete labor support walls under treads/risers		\$ (5,225.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiic)	Concrete materials treads/risers for bleacher seats		\$ (13,500.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiid)	Concrete labor treads/risers for bleacher seats		\$ (16,000.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiif)	Aluminum benches installation		\$ (10,500.00)			0%	\$ -	\$ -	\$ -	\$ -
5	Fields	\$ (42,000.00)								
5(iv)	Outfield fence TM		\$ (42,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ (65,500.00)								
6(iii)	Plumbing stubouts at walls		\$ (5,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iv)	Plumbing fixtures		\$ (30,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(v)	Electrical slab rough-in		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(vii)	Electrical fixtures		\$ (14,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(viii)	Exhaust fans		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9	(New) Rest Room Structure	\$ (157,500.00)								
9(ii)	Interior block walls		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iii)	Paint		\$ (17,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iv)	Doors - toilet partitions		\$ (47,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9(v)	Floor finishes		\$ (22,500.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
6	Roads, Parking & Pathways:	\$ (301,500.00)								
6(ii)	Parking area between PEJ and TM field		\$ (281,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iii)	Striping for Parking area		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iv)	Signage for Parking area		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ (44,000.00)								
6a(ii)	Entry stairs PEJ Stadium		\$ (16,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(v)	Sidewalk from parking to TM field		\$ (6,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ (15,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ (90,000.00)								
6b(iii)	Procure 8 Royal Palms		\$ (20,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b(ii)	Install palms and landscaping		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>I</b>	<b>Delay costs related to CLOMR PER C07</b>	\$ 750,000.00	\$ 750,000.00	100.0%		100%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00
<b>Totals</b>		\$ -	\$ -			0.00%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)

PERIODICAL ESTIMATE NO. 15 FOR PERIOD 7-16-25 to 9-23-25

Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Subtotal complete to date moved to PE line	Retainage to date
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>										
4	Fixed Seating	\$ 555,000.00								\$ 514,700.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00
4(ii)	Detailed SOV for fixed seating										\$ -
4(iia1)	Concrete materials for support walls under bleachers A section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iia2)	Concrete materials for support walls under bleachers C section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iib1)	Concrete labor support walls under bleachers A Section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iib2)	Concrete labor support walls under bleachers C section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iic1)	Concrete material bleachers/risers for bleacher seats A Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iic2)	Concrete material bleachers/risers for bleacher seats C Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iid1)	Concrete labor bleachers/risers for bleacher seats Section A (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iid2)	Concrete labor bleachers/risers for bleacher seats Section C (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iie)	Aluminum benches with backs material - A Section		\$ 139,200.00	100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00
4(iif)	Aluminum benches with backs installation		\$ 40,300.00			0%	\$ -	\$ -	\$ -		\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00	100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00
7(ii)	Pour dugout camera stand walls		\$ 13,500.00	49.5%		49.5%	\$ 6,682.50	\$ -	\$ 6,682.50		\$ 668.25
11	Concession Areas	\$ 75,000.00								\$ 43,925.00	
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00	100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00
11(ii)	Interior block walls		\$ 30,000.00	100.0%		100.0%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
11(iii)	Paint - ceiling only		\$ 800.00	100.0%		100%	\$ 800.00	\$ -	\$ 800.00		\$ 80.00
11(iv)	Door and rolling shutter		\$ 22,500.00		25%	25%	\$ -	\$ 5,625.00	\$ 5,625.00		\$ 562.50
11(v)	Floor finishes - sealed concrete		\$ 1,600.00			0%	\$ -	\$ -	\$ -		\$ -
11(vi)	Wall tile floor to ceiling		\$ 12,600.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: Concession Equipment is a la carte item J										
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir)	\$ 38,500.00								\$ 37,500.00	
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00	100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00
13(ii)	First Aid and Souvenir Shop										\$ -
13(iia)	Interior block walls		\$ 30,000.00	100.0%		100.0%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
13(iib)	Paint - ceiling only		\$ 650.00	100.0%		100%	\$ 650.00	\$ -	\$ 650.00		\$ 65.00
13(iic)	Doors		\$ 3,000.00	95.0%	5%	100%	\$ 2,850.00	\$ 150.00	\$ 3,000.00		\$ 300.00
13(iid)	Floor finishes - sealed concrete		\$ 1,000.00			0%	\$ -	\$ -	\$ -		\$ -
16	Elevator	\$ 195,000.00								\$ 180,000.00	
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00	100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00
16(ii)	Subcontractor Ots Elevator						\$ -	\$ -	\$ -		\$ -
16(iii)	Supply elevator		\$ 160,500.00	100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00
16(iv)	Install elevator		\$ 15,000.00			0%	\$ -	\$ -	\$ -		\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 18,000.00	
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(ii)	Interior block walls		\$ 9,000.00	100.0%		100.0%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
17(iii)	Paint		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(iv)	Doors		\$ 5,000.00	95.0%	5%	100%	\$ 4,750.00	\$ 250.00	\$ 5,000.00		\$ 500.00
17(v)	Floor finishes - sealed concrete		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 13,000.00	
18(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(ii)	Interior block walls		\$ 9,000.00	100.0%		100.0%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
18(iii)	Paint		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(iv)	Doors		\$ 5,000.00			0%	\$ -	\$ -	\$ -		\$ -
18(v)	Floor finishes		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: This area is the storage closet next to the electrical room										
21	Field - Grading, Drainage, Field Markings	\$ 280,000.00								\$ 243,000.00	
21a	Move Surcharge Materials to Field, Grading, Drainage										\$ -
21a(i)	Contract Execution, Bonds, Insurance		\$ 28,000.00	100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00
21a(ii)	Move surcharge Materials to field		\$ 140,000.00	100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00
21a(iii)	Finish grading, Drainage		\$ 100,000.00	75.0%		75%	\$ 75,000.00	\$ -	\$ 75,000.00		\$ 7,500.00
21a(iv)	Field Markings		\$ 12,000.00			0%	\$ -	\$ -	\$ -		\$ -
21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00	
21b(i)	Contract Execution, Bonds, Insurance		\$ 89,000.00	100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00		\$ 8,900.00
21b(ii)	Field lighting material purchase PEJ Stadium		\$ 741,000.00	100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00		\$ 74,100.00
21b(iii)	Field lighting installation PEJ Stadium		\$ 60,000.00	100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00	
23(i)	Contract Execution, Bonds, Insurance		\$ 5,400.00	100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 540.00
23(ii)	Bull pen fencing		\$ 40,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iii)	Bull pen markings		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iv)	Backstop netting & Pads		\$ 6,600.00			0%	\$ -	\$ -	\$ -		\$ -






# Appendix D



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: November 12, 2025

SUBJECT: Request for Payment to GEC, LLC

Transmitted herewith for partial payment is Periodical Estimate No. 6 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. PO-24-810-8102-688.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 6	November 7, 2025	\$53,550.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

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](mailto:kizma.petersen@dpw.vi.gov).



November 12, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 6  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 6 for services performed by your company during the period of July 16, 2025, through November 7, 2025, relative to the above referenced contract. The payment is approved in the amount of **Fifty-Three Thousand, Five Hundred Fifty Dollars and Zero Cents (\$53,550.00)**.

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', is written over a faint blue circular stamp or watermark.

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. PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 6		FOR PERIOD 7-16-25 to 11-07-25							
Item No. (1)	Description of Item (2)	ORIGINAL ESTIMATE				COMPLETED TO DATE			
		Quantity (3)	Unit of Measure (4)	Cost Per Unit (5)	Value (6)	No. of Units (7)	Value (8)	Value of Uncompleted Work (9)	% Completed (10)
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>								
4	Fixed Seating	1	LS						
4(ii)	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(iii)	Construction of a press box/announcer's booth	1	LS						
7(iii)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(iii)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ 21,000.00	\$ 14,000.00	60%
7(iv)	Construct 4 additional camera locations for media	1	LS						
7(iv)-21	Construction	1	LS	\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(v)-21	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 5,500.00	\$ 4,500.00	55%
7(v)	Add outfield camera platform w/roof, railings, secure stairs	1	LS						
7(v)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
28(g)	Supply and installation of a 750kw Site Generator	1	LS						
28(g)-1	Construction	1	LS	\$ 789,000.00	\$ 789,000.00	1.0	\$ -	\$ 789,000.00	0%
28(g)-2	Design, Engineering, Permitting	1	LS	\$ 116,000.00	\$ 116,000.00	1.0	\$ 72,000.00	\$ 44,000.00	62%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
4(ii)	Add equipment storage and office under TM bleachers	1	LS						
4(ii)-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(ii)-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
3	Site Infrastructure - Water	1	LS						
3(iv)	Install sewer manholes at TM Softball Field	1	LS						
3(iv)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ 40,000.00	\$ 40,000.00	50%
3(iv)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting	1	LS						
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting	1	LS						
5(ii)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(ii)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding	1	LS						
5(v)-1a	Construction	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
5(v)-1b	Design, Engineering, Permitting	1	LS						
8	Add perimeter fence to entire site	1	LS						
8(i)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 75,000.00	\$ -	100%
8(ii)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras	1	LS						
9a	Design portion	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation	1	LS						
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 588,000.00	\$ 12,000.00	98%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot	1	LS						
11a	Construction	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>								
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side	1	LS						
3(i)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(ii)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(iii)	Construction railing portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading	1	LS						
4(i)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(ii)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(iii)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
<b>Totals</b>				\$ 5,124,000.00	\$ 5,124,000.00	\$ 1,002,250.00	\$ 4,121,750.00	20%	

SCHEDULE OF CHANGE ORDERS									
Item No. (1)	Description of Item (2)	APPROVED CHANGE ORDER				COMPLETED TO DATE			
		Quantity (3)	Unit of Measure (4)	Cost Per Unit (5)	Value (6)	No. of Units (7)	Value (8)	Value of Uncompleted Work (9)	% Completed (10)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$	5,124,000.00
B. Plus: Additions	\$	-
C. Less: Deductions	\$	-
D. Adjusted contract amount to date	\$	5,124,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$	1,002,250.00
2. Extra work performed to date	\$	-
3. Total value of work performed to date	\$	1,002,250.00
4. Add: Materials stored at close of this period (Attached detailed schedule)	\$	-
5. Less: Amount retained	\$	100,225.00
6. Net amount earned on contract work to date	\$	902,025.00
7. Other deductions	\$	-
8. Less: Amount of previous payments	\$	848,475.00
9. BALANCE DUE THIS PAYMENT	\$	53,550.00

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 9/10 2024, and/or duly authorized

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. Wessel  
(Contractor) (Contract Date) Managing Member  
11/7/2025 Title: Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 6 for the period of 7/16/2025 through 11-7-25 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. 6 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 11/12/2025  
Derek A. Gabriel, Commissioner of Public Works

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

3. Tawana Nicholas Date 11-12-2025  
Tawana Nicholas, Architect/Engineer

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. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 6		FOR PERIOD							7-16-25 to 11-07-25	
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
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating									
4(ii)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(iii)	Construction of a press box/announcer's booth									
7(iii)-1	Construction	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iii)-2	Design, Engineering, Permitting	\$ 35,000.00		60%		60%	\$ 21,000.00	\$ -	\$ 21,000.00	\$ 2,100.00
7(iv)	Construct 4 additional camera locations for media									
7(iv)-21	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)-21	Design, Engineering, Permitting	\$ 10,000.00		40%	15%	55%	\$ 4,000.00	\$ 1,500.00	\$ 5,500.00	\$ 550.00
7(v)	Add outfield camera platform w/roof, railings, secure stairs									
7(v)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)	Supply and installation of a 750kw Site Generator									
26(g)-1	Construction	\$ 789,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)-2	Supply generator		\$ 235,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-3	Supply Automatic Transfer Switch		\$ 65,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-4	Supply Transformer		\$ 95,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-5	Supply fuel tank		\$ 75,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-6	Supply mechanical equipment		\$ 37,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-7	Construct generator building		\$ 137,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-8	Install generator in building		\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-9	Install Automatic Transfer Switch		\$ 15,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-10	Install Transformer pad		\$ 10,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-11	Install Transformer		\$ 25,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-12	Install Fuel tank pad		\$ 15,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-13	Install Fuel tank		\$ 45,000.00			0%	\$ -	\$ -	\$ -	\$ -
26(g)-2	Design, Engineering, Permitting	\$ 116,000.00							\$ 72,000.00	\$ -
26(g)-2a	Design, Engineering, Permitting ERS Engineering - overall		\$ 96,000.00	14.58333%	60.41667%	75%	\$ 14,000.00	\$ 58,000.00	\$ 72,000.00	\$ 7,200.00
26(g)-2b	Design, Engineering, Permitting generator building		\$ 20,000.00			0%	\$ -	\$ -	\$ -	\$ -
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>									
4(ii)	Add equipment storage and office under TM bleachers									
4(ii)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(ii)-2	Design, Engineering, Permitting	\$ 15,000.00		95%		95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
3(iv)	Site Infrastructure - Water									
3(iv)-1	Install sewer manholes at TM Softball Field									
3(iv)-2	Construction	\$ 80,000.00		50%		50%	\$ 40,000.00	\$ -	\$ 40,000.00	\$ 4,000.00
3(iv)-2	Design, Engineering, Permitting	\$ 10,000.00		100%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(i)-1	Additional cost to change site lighting 5(ii) to solar lighting									
5(i)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(i)-1b	Design, Engineering, Permitting	\$ 6,000.00		100%		100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding									
5(v)-1a	Construction	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-1	Construction - concrete wall portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 25,000.00				50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
5(v)-1b	Design, Engineering, Permitting	\$ 75,000.00		100%		100%	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 7,500.00
8	Add perimeter fence to entire site									
8(i)	Design, Engineering, Permitting	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
8(ii)	Construction portion	\$ 15,000.00		30%		30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9	Design and addition of security cameras									
9a	Design portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
9b	Construction portion									
10	Installation of a new duct banks for future fiber relocation									
10a	Construction	\$ 600,000.00							\$ 588,000.00	\$ 3,000.00
10a(1)	Field layout		\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(2)	excavation		\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10a(3)	conduit material		\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(4)	conduit labor		\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10a(5)	concrete in trench		\$ 240,000.00	100%		100%	\$ 240,000.00	\$ -	\$ 240,000.00	\$ 24,000.00
10a(6)	pull boxes/manholes material		\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(7)	pull boxes/manholes labor/install		\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(8)	warning tape / backfill above concrete		\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(9)	pull string in conduit		\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(10)	tie-in to or stub-out for 5 services		\$ 60,000.00	90%		90%	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 5,400.00
10b	Design, Engineering, Permitting	\$ 24,000.00		75%		75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>									
1	10-foot-wide drainage swale east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(i)	Design portion	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(ii)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iii)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(i)	Additional site grading design portion	\$ 105,500.00		100%		100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(ii)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(iii)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		\$ 5,124,000.00					\$ 942,750.00	\$ 59,500.00	\$ 1,002,250.00	\$ 100,225.00

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# Appendix E

# **Paul E. Joseph Sports Complex**

Construction Photos as of November 30, 2025



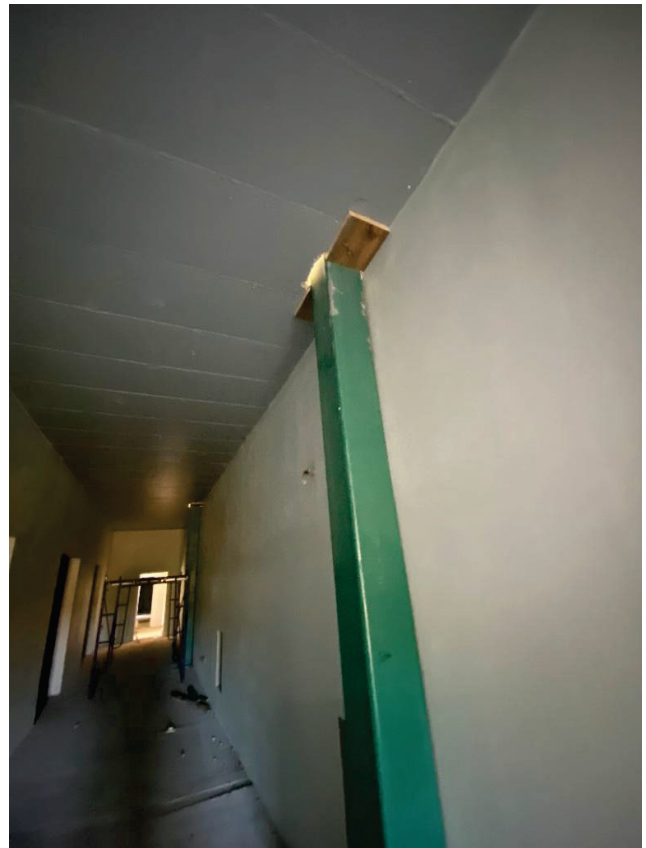
Center Field – Bleacher Area



Right Field – Bleacher Roof



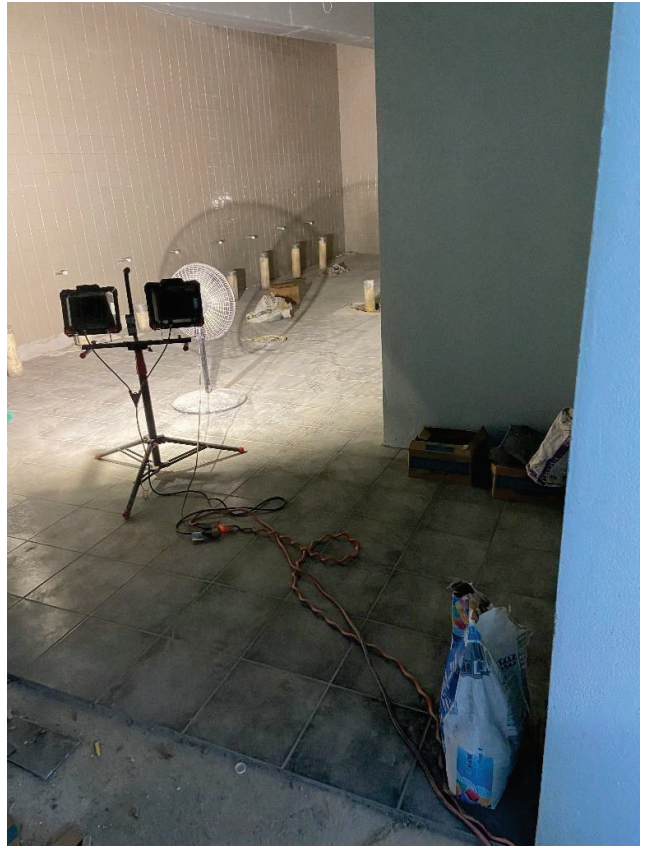
Left Field – Bleacher Roof



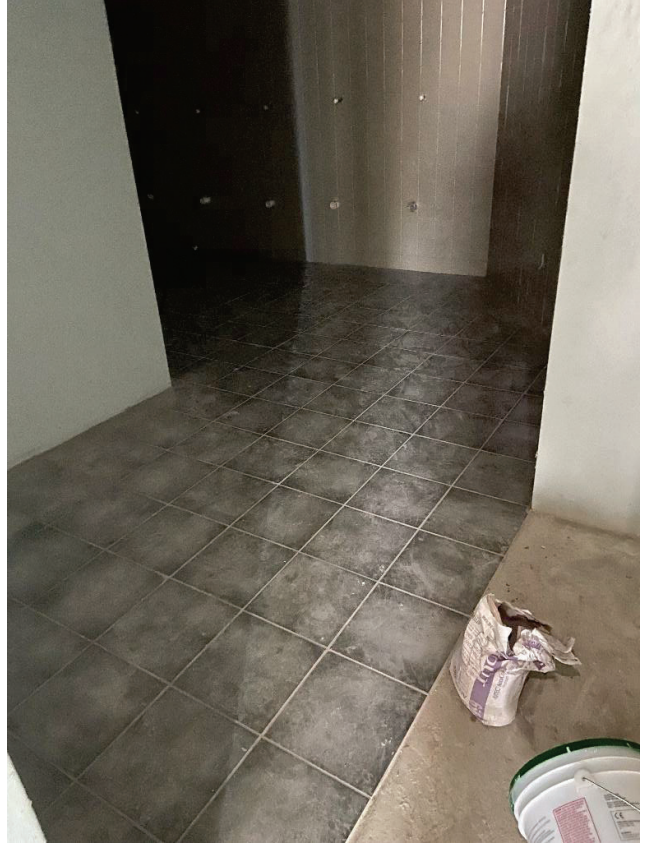
Bleacher Roof Column – Formwork to Fill Slab Penetration



Press Box and A/V Booth – Formwork



Male and Female Restrooms – Floor and Wall Tile Installation  
Field Level





PAUL E. JOSEPH  
STADIUM SPORTS COMPLEX  
PROJECT STATUS REPORT

**AUGUST 31, 2025**



September 19, 2025

Honorable Milton E. Potter  
Senate President  
Legislature of the Virgin Islands  
Capitol Building, Charlotte Amalie  
PO Box 1690  
St. Thomas, VI 00804

**RE: Paul E. Joseph Stadium Sports Complex Project Status Report**

Dear Senate President Potter,

Per Act 8326 (Appendix A), I hereby submit the project status report for the Paul E. Joseph Stadium Sports Complex Project.

The bill requires periodic project status updates including updated progress timelines for the Paul E. Joseph Stadium, Terrence Martin softball field, and the Festival Village. This report consists of updates on the project activities, recent site photos, and accounting records.

To date for 2025, the project team has submitted Pay Request Estimate No. 47 for the original contract; Pay Request Estimate No. 14 for the first supplemental contract; and Pay Request Estimates No. 5 for the second supplemental (a la carte) contract. The Pay Request Estimates reflect the partial installation of the bleacher roof supports; the installation of the interior doors; and submittal of the electrical design on standby generator. Copies of the Pay Request Estimates are provided in Appendix B thru D.

The project General Contractor, GEC, continues to work on the plaster for the right field stair thread and risers along with the rebar and form work for the end stairs. In addition, work has started on wall tiles for the female restroom. Photos of the project activity are provided in Appendix E.

Construction progress meetings continue to be conducted on a routine basis. Additionally, utility coordination and scope review meetings with key stakeholders are conducted as required. The immediate next step is the completion of the installation of the roof for the bleachers.

Thank you for taking the time to review this progress report and to distribute it to the other members of the 36<sup>th</sup> Legislature. As always, please feel free to reach out if you have any questions or concerns.

Sincerely,



Derek Gabriel  
Commissioner

DG/tan

Attachments:

Appendix A –	Act No. 8326
Appendix B –	Pay Request Estimate No. 47 (Original Contract)
Appendix C –	Pay Request Estimate No. 14 (Supplemental 1)
Appendix D –	Pay Request Estimate No. 5 (Supplemental 2)
Appendix E –	Photos of Project Activity



# Appendix A

# ACT NO. 8326

BILL NO. 33-0275

## THIRTY-THIRD LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2020

An Act appropriating \$4,100,000 in Fiscal Year 2020 and \$4,100,000 in Fiscal Year 2021, from the Internal Revenue Matching Fund for the construction of the Paul E. Joseph Stadium Project; and requiring the Department of Public Works to submit status reports on the Project to the Legislature

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*Be it enacted by the Legislature of the Virgin Islands:*

**SECTION 1.** There is appropriated from the Internal Revenue Matching Fund to finance the construction of the Paul E. Joseph Stadium Project the sum of:

- (1) \$4,100,000 in the fiscal year ending September 30, 2020; and
- (2) \$4,100,000 in the fiscal year ending September 30, 2021.

**SECTION 2.** The sums appropriated in Section 1 remain available until expended.

**SECTION 3.** No later than 30 days after the enactment of this act, the Department of Public Works shall submit to the Legislature a timeline for, and updated photographs of the completion of the Terrance Martin Softball Field and a budget report that indicates the use of all available and appropriated funding for the project. Thereafter, the Department of Public Works shall submit bi-monthly project reports to the Legislature the Virgin Islands, which include accounting records.

**SECTION 4.** (a) No later than 30 days after the enactment of this act, the Department of Public Works shall:

- (1) Provide project timelines that include a schedule of completion for the Paul E. Joseph Stadium, Terrance Martin Softball Field, and the Festival Village;
- (2) Provide a project budget that indicates use of all available and appropriated funding for the project, not to exceed the budget amount;

(3) Provide a bi-monthly project report that includes staffing reports, accounting records and updated photos; and

(4) Submit approved plans and permits for the project.

(b) The funds appropriated under this act may not be disbursed before approved plans and permits have been issued by the Department of Planning and Natural Resources.

Thus passed by the Legislature of the Virgin Islands on June 29, 2020.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 9th day of July, A.D., 2020.



*Novelle E. Francis, Jr.*

Novelle E. Francis, Jr.  
President

*Alicia V. Barnes*

Alicia V. Barnes  
Legislative Secretary



**Bill No. 33-0275 is hereby approved.**

**Witness my hand and the seal of the Government of the United States Virgin Islands at Charlotte Amalie, St. Thomas, this 27th day of July, 2020 A.D.**

*Albert Bryan, Jr.*

Albert Bryan, Jr.  
Governor




# Appendix B



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: July 30, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 47 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. 47	July 22, 2025	\$73,529.17

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](mailto:kizma.petersen@dpw.vi.gov).



July 30, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 47  
CO03SPRC15(GEC) – Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 47 for services performed by your company during the period of May 10, 2025, through July 15, 2025, relative to the above referenced contract. The payment is approved in the amount of **Seventy-Three Thousand, Five Hundred Twenty-Nine Dollars and Seventeen Cents (\$73,529.17)**.

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', is written over a faint, larger version of the same signature.

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 Stadim and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003SPRC15(GEC)

PERIODICAL ESTIMATE NO. 47

FOR PERIOD

5-10-25 to 7-15-25

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)
<b>A</b>	<b>Pre-Suspension Work to 3/18/15</b>								
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%
							\$ -		
<b>Aa</b>	<b>True up mobilization to 10% of Contract</b>	1	LS	\$ 2,537,500.00	\$ 2,537,500.00	1.0	\$ 2,537,500.00	\$ -	100%
<b>B</b>	<b>Paul E. Joseph Stadium</b>								
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	\$ 102,100.67	\$ 2,899.33	97.239%
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	\$ 1,566,253.70	\$ 37,380.55	98%
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	\$ 184,800.00	\$ 65,200.00	74%
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	\$ 110,100.00	\$ 24,900.00	82%
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%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
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%
<b>D</b>	<b>CRUCIAN CHRISTMAS VILLAGE</b>								
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%
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
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%
<b>F</b>	<b>Demolition incl. Wall, Lights</b>	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
<b>G</b>	<b>Owner's Contingency</b>	1	LS	\$ 87,109.50	\$ 87,109.50	1.0	\$ 87,109.50	\$ -	100%
<b>H</b>	<b>Extend Builder's Risk to 10-31-19</b>	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	<b>Totals</b>				\$ 22,900,000.00		\$ 22,430,415.12	\$ 469,584.88	

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 Contrat 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 fndtn, 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	\$ 2,430,415.12	\$ 469,584.88	84%
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)	\$ 22,430,415.12
2 Extra work performed to date	
3 Total value of work performed to date	\$ 22,430,415.12
4 Add: Materials stored at close of this period (Attached detailed schedule)	
5 Less: Amount retained	\$ 375,654.94
6 Net amount earned on contract work to date	\$ 22,054,760.18
7 Other deductions	
8 Less: Amount of previous payments	\$ 21,981,231.01
9 BALANCE DUE THIS PAYMENT	\$ 73,529.17

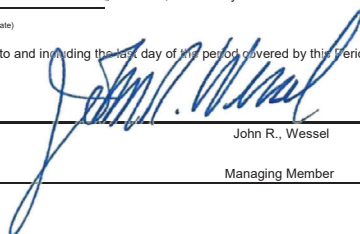
4. CERTIFICATION OF CONTRACTOR

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



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)  
7-22-25  
(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. 47 for the period of 5/10/2025 through 7/15/2025 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. 47 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, Commissioner of Public Works  
Date 7/30/2025
- N/A Pursuant to DPP Memorandum No. 005-2023  
Vincent Roberts, Commissioner Nominee of Sports, Parks and Recreation  
Date N/A
-   
Tawana Nicholas, Architect/Engineer  
Date 07/24/2025
- N/A Pursuant to DPP Memorandum No. 005-2023  
Lisa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement  
Date N/A

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. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003SPRC15(GEC)

PERIODICAL ESTIMATE NO. 47			FOR PERIOD					8/10/2025 to 7/18/25		
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
<b>A</b>	<b>Pre-Suspension Work to 3/18/15</b>									
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	*
<b>Aa</b>	<b>True up mobilization to 10% of Contract</b>	\$ 2,537,500.00		100%		100%	\$ 2,537,500.00		\$ 2,537,500.00	*
<b>B</b>	<b>Paul E. Joseph Stadium</b>									
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		96.643%	0.00596	97.239%	\$ 101,475.29	\$ 625.38	\$ 102,100.67	\$ 10,210.07
1d	Design Changes CO 10 (\$94,800) & CO11 (\$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	\$ 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	*
<b>3</b>	<b>Structural Steel and Concrete Superstructure</b>									
<b>3a</b>	<b>Superstructure</b>	\$ 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									
3bi	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
3bii	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
3biii	Line B hall roof from Line 3 to 01 = 6.9% of eb		\$ 31,050.00	100%		100%	\$ 31,050.00		\$ 31,050.00	\$ 3,105.00
3biv	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
3bvi	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
3bvii	Pavilion concrete beams = 20% of 3b		\$ 90,000.00	100%		100%	\$ 90,000.00		\$ 90,000.00	\$ 9,000.00
3bviii	Pavilion concrete slab = 33% of 3b ( 8 pours)									
3bviii -1	Pour 1	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -2	Pour 2	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -3	Pour 3	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -4	Pour 4	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -5	Pour 5	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -6	Pour 6	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -7	Pour 7	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bviii -8	Pour 8	\$ 18,562.50		100%		100%	\$ 18,562.50		\$ 18,562.50	\$ 1,856.25
3bix	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
3d	Struct steel/roof for bleachers install	\$ 163,634.25								
3di	Steel for roof - install		\$ 45,634.25	40.00%	40%	40%	\$ -	\$ 18,253.70	\$ 18,253.70	\$ 1,825.37
3dii	R-panel for roof - install		\$ 10,000.00	0%		0%	\$ -	\$ -	\$ -	\$ -
3diii	12 concrete pours - to support roof structure		\$ 108,000.00	100%		100%	\$ 108,000.00		\$ 108,000.00	\$ 10,800.00
<b>8</b>	<b>Locker Rooms &amp; Showers</b>	\$ 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%		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%		0%	\$ -	\$ -	\$ -	\$ -
8g	Floor finish - sealed concrete		\$ 2,000.00	0%		0%	\$ -	\$ -	\$ -	\$ -
<b>10</b>	<b>Public Restrooms</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
10c	Tile material		\$ 94,800.00	100%		100%	\$ 94,800.00		\$ 94,800.00	\$ 9,480.00
10d	Tile installation		\$ 50,000.00	0%		0%	\$ -	\$ -	\$ -	\$ -
10e	Paint		\$ 10,000.00	99%	1.00%	100%	\$ 9,900.00	\$ 100.00	\$ 10,000.00	\$ 1,000.00
	Interior block walls see supplemental SOV 11(ii)									
<b>12</b>	<b>Entry Pavillion</b>	\$ 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	80%	20.00%	100%	\$ 7,200.00	\$ 1,800.00	\$ 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	95%	5.00%	100%	\$ 38,000.00	\$ 2,000.00	\$ 40,000.00	\$ 4,000.00
<b>15</b>	<b>Party Deck Area</b>	\$ 135,000.00								
15a	Restroom roofs material		\$ 48,600.00	100%		100%	\$ 48,600.00		\$ 48,600.00	\$ 4,860.00
15b	Restroom roofs installation		\$ 20,000.00	90%		90%	\$ 18,000.00	\$ 2,000.00	\$ 20,000.00	\$ 2,000.00
15c	Railing material		\$ 37,500.00	100%		100%	\$ 37,500.00		\$ 37,500.00	\$ 3,750.00
15d	Railing installation		\$ 22,500.00	0%		0%	\$ -	\$ -	\$ -	\$ -
15e	Paint		\$ 400.00	0%		0%	\$ -	\$ -	\$ -	\$ -
15f	Interior block walls at restrooms		\$ 6,000.00	100%		100%	\$ 6,000.00		\$ 6,000.00	\$ 600.00
<b>19</b>	<b>Dugouts</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
<b>20</b>	<b>Stairways &amp; Common Spaces</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
<b>25</b>	<b>Mechanical</b>	\$ 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%		0%	\$ -	\$ -	\$ -	\$ -
<b>26</b>	<b>Electrical</b>	\$ 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									
26f-1b	Rough-in below concourse level slab		\$ 55,000.00	75%		75%	\$ 41,250.00	\$ -	\$ 41,250.00	\$ 4,125.00
26f-1c	Concourse level rough-in		\$ 45,000.00	100%		100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ 4,500.00
26f-1d	Public restroom rough-in		\$ 45,000.00	60%		60%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
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%		0%	\$ -	\$ -	\$ -	\$ -
26f-1i	Lighting installation concourse level		\$ 40,000.00	0%		0%	\$ -	\$ -	\$ -	\$ -
26f-										

<b>28</b>	<b>Plumbing</b>	\$ 385,000.00										
28a	Plumbing material	\$ 98,550.00	100%	100%	\$ 98,550.00	\$ -	\$ 98,550.00	\$ 9,855.00	\$ 9,855.00	\$ -	\$ -	\$ -
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	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ -
28d	Plumbing labor locker rooms	\$ 25,000.00	50%	50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ -
28e	Plumbing labor concourse level restrooms	\$ 21,450.00	50%	50%	\$ 10,725.00	\$ -	\$ 10,725.00	\$ 1,072.50	\$ 1,072.50	\$ -	\$ -	\$ -
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>											
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%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>D</b>	<b>CRUCIAN CHRISTMAS VILLAGE</b>											
1	60% 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%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>E</b>	<b>SITE IMPROVEMENTS</b>											
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%	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -
<b>F</b>	<b>Demolition incl. Wall, Lights</b>	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>G</b>	<b>Owner's Contingency</b>	\$ 87,109.50	100%	100%	\$ 87,109.50	\$ -	\$ 87,109.50	\$ -	\$ -	\$ -	\$ -	\$ -
<b>H</b>	<b>Extend Builder's Risk to 10-31-19</b>	\$ 200,000.00	100%	100%	\$ 200,000.00	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		\$ 22,900,000.00			\$ 22,348,716.04	\$ 81,699.08	\$ 22,430,415.12	\$ 375,654.94	\$ 375,654.94	\$ -	\$ -	\$ -

\* retainage released in previous PE

Total Retainage PE 47 \$ 375,654.94




# Appendix C



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: July 30, 2025

SUBJECT: Request for Payment to GEC, LLC

---

Transmitted herewith for partial payment is Periodical Estimate No. 14 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 14	July 22, 2025	\$141,660.00

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](mailto:kizma.petersen@dpw.vi.gov).



July 30, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 14  
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 14 for services performed by your company during the period of May 10, 2025, through July 15, 2025, relative to the above referenced contract. The payment is approved in the amount of **One Hundred Forty-One Thousand, Six Hundred Sixty Dollars and Zero Cents (\$141,660.00)**.

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', is written over a blue circular stamp or seal.

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: **Supplemental Contract Paul E. Joseph Stadium and Sports Complex** LOCATION: **St. Croix, Virgin Islands**  
 NAME OF CONTRACTOR: **GEC, LLC** Contract No. **C003ASPRC15(GEC)**  
 PERIODICAL ESTIMATE NO. **14** FOR PERIOD **5-10-25 to 7-15-25**

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)
<b>B PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 38,300.00	\$ 36,700.00	51.07%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 37,350.00	\$ 1,150.00	97.01%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 17,750.00	\$ 2,250.00	88.75%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 243,000.00	\$ 37,000.00	86.79%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
<b>C TERENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 27,850.00	\$ 64,650.00	30.11%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 83,750.00	\$ 146,250.00	36.41%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
<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	\$ 57,000.00	\$ 20,000.00	74.03%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 17,500.00	\$ 77,500.00	18.42%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
<b>Totals</b>					\$ 4,100,000.00	\$ 4,100,000.00	\$ 2,653,582.50	\$ 1,446,417.50	64.7%

**SCHEDULE OF CHANGE ORDERS**

APPROVED CHANGE ORDER									
Item No.	Description of Item	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	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100
5	Time only	0	0	0	0	0	0	0	100
6	Time only	0	0	0	0	0	0	0	100
7	Add delay costs per CO 7 attachment-see attached Schedule of Values	0	0	\$ -	\$ -	0	\$ -	0	100
8	Time Extension	0	0	\$ -	\$ -	0	\$ -	0	100

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

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ 750,000.00
C. Less: Deductions	\$ (750,000.00)
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 8 Front) (or add second page if applicable)	\$ 2,653,582.50
2. Extra work performed to date	\$ 750,000.00
3. Total value of work performed to date	\$ 3,403,582.50
4. Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5. Less: Amount retained	\$ -
6. Net amount earned on contract work to date	\$ 3,063,224.25
7. Other deductions	\$ -
8. Less: Amount of previous payments	\$ 2,921,564.25
9. BALANCE DUE THIS PAYMENT	\$ 141,660.00

**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 2-26-22, and/or duly authorized

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) 7/22/2025 (Date)

By John R. Wessel (Signature) John R. Wessel (Name) Managing Member (Title)

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE**

I certify that I have checked and verified this Periodical Estimate No. 14 for the period of 5/10/2025 through 7/15/2025 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. 14 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 (Signature) Derek A. Gabriel, Commissioner of Public Works Date 7/30/2025

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

3. Tawana Nicholas (Signature) Tawana Nicholas, Architect/Engineer Date 07-24-2025

4. N/A Pursuant to DPP Memorandum No. 005-2023 Lisa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement Date N/A

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)

PERIODICAL ESTIMATE NO. 14 FOR PERIOD 5-09-25 to 7-07-2025

Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	A			Subtotal completes to date moved to PE line	B Retainage to date
							\$ Complete previous	\$ Complete this PE	\$ Completed to date		
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>										
4	Fixed Seating	\$ 555,000.00								\$ 514,700.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00
4(ii)	Detailed SOV for fixed seating										\$ -
4(iia1)	Concrete materials for support walls under bleachers/risers A section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iia2)	Concrete materials for support walls under bleachers/risers C section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iib1)	Concrete labor support walls under bleachers/risers A Section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iib2)	Concrete labor support walls under bleachers/risers C section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iic1)	Concrete material bleachers/risers for bleacher seats A Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iic2)	Concrete material bleachers/risers for bleacher seats C Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iid1)	Concrete labor bleachers/risers for bleacher seats Section A (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iid2)	Concrete labor bleachers/risers for bleacher seats Section C (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iie)	Aluminum benches with backs material - A Section		\$ 139,200.00	100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00
4(iif)	Aluminum benches with backs installation		\$ 40,300.00			0%	\$ -	\$ -	\$ -		\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00	100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00
7(ii)	Pour dugout camera stand walls		\$ 13,500.00	49.5%		49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		\$ 668.25
11	Concession Areas	\$ 75,000.00								\$ 38,300.00	
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00	100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00
11(ii)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
11(iii)	Paint - ceiling only		\$ 800.00		100%	100%	\$ -	\$ 800.00	\$ 800.00		\$ 80.00
11(iv)	Door and rolling shutter		\$ 22,500.00			0%	\$ -	\$ -	\$ -		\$ -
11(v)	Floor finishes - sealed concrete		\$ 1,600.00			0%	\$ -	\$ -	\$ -		\$ -
11(vi)	Wall tile floor to ceiling		\$ 12,600.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: Concession Equipment is a la carte item J										\$ -
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir )	\$ 38,500.00								\$ 37,350.00	
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00	100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00
13(ii)	First Aid and Souvenir Shop										
13(iia)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
13(iib)	Paint - ceiling only		\$ 650.00	100.0%		100%	\$ 650.00	\$ -	\$ 650.00		\$ 65.00
13(iic)	Doors		\$ 3,000.00		95%	95%	\$ -	\$ 2,850.00	\$ 2,850.00		\$ 285.00
13(iid)	Floor finishes - sealed concrete		\$ 1,000.00			0%	\$ -	\$ -	\$ -		\$ -
16	Elevator	\$ 195,000.00								\$ 180,000.00	
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00	100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00
	Subcontractor Otis Elevator										\$ -
16(ii)	Supply elevator		\$ 160,500.00	100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00
16(iii)	Install elevator		\$ 15,000.00			0%	\$ -	\$ -	\$ -		\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 17,750.00	
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
17(iii)	Paint		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(iv)	Doors		\$ 5,000.00		95%	95%	\$ -	\$ 4,750.00	\$ 4,750.00		\$ 475.00
17(v)	Floor finishes - sealed concrete		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 13,000.00	
18(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
18(iii)	Paint		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(iv)	Doors		\$ 5,000.00			0%	\$ -	\$ -	\$ -		\$ -
18(v)	Floor finishes		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: This area is the storage closet next to the electrical room										\$ -
21	Field - Grading, Drainage, Field Markings										
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00								\$ 243,000.00	
21a(i)	Contract Execution, Bonds, Insurance		\$ 28,000.00	100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00
21a(ii)	Move surcharge Materials to field		\$ 140,000.00	100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00
21a(iii)	Finish grading, Drainage		\$ 100,000.00	25.0%	50%	75%	\$ 25,000.00	\$ 50,000.00	\$ 75,000.00		\$ 7,500.00
21a(iv)	Field Markings		\$ 12,000.00			0%	\$ -	\$ -	\$ -		\$ -
21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00	
21b(i)	Contract Execution, Bonds, Insurance		\$ 89,000.00	100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00		\$ 8,900.00
21b(ii)	Field lighting material purchase PEJ Stadium		\$ 741,000.00	100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00		\$ 74,100.00
21b(iii)	Field lighting installation PEJ Stadium		\$ 60,000.00	100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00	
23(i)	Contract Execution, Bonds, Insurance		\$ 5,400.00	100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 540.00
23(ii)	Bull pen fencing		\$ 40,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iii)	Bull pen markings		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iv)	Backstop netting & Pads		\$ 6,600.00			0%	\$ -	\$ -	\$ -		\$ -



GOVERNMENT OF THE VIRGIN ISLANDS  
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET FOR CHANGE ORDER 7

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)

Change Order 7 Schedule of Values FOR PERIOD 5-10-25 to 7-07-25  
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for C07

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	A		B
								\$ Complete this PE	\$ Completed to date	Retainage to date
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>	\$ (49,500.00)								
4(iiia)	Concrete materials for support walls under treads/risers		\$ (4,275.00)			0%		\$ -	\$ -	\$ -
4(iiib)	Concrete labor support walls under treads/risers		\$ (5,225.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiic)	Concrete materials treads/risers for bleacher seats		\$ (13,500.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiid)	Concrete labor treads/risers for bleacher seats		\$ (16,000.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiif)	Aluminum benches installation		\$ (10,500.00)			0%	\$ -	\$ -	\$ -	\$ -
5	Fields	\$ (42,000.00)								
5(iv)	Outfield fence TM		\$ (42,000.00)			0%				
6	Mechanical, Electrical & Plumbing	\$ (65,500.00)								
6(iii)	Plumbing stubouts at walls		\$ (5,000.00)			0%				\$ -
6(iv)	Plumbing fixtures		\$ (30,000.00)			0%				\$ -
6(v)	Electrical slab rough-in		\$ (10,000.00)			0%				\$ -
6(vii)	Electrical fixtures		\$ (14,000.00)			0%				\$ -
6(viii)	Exhaust fans		\$ (6,500.00)			0%				\$ -
9	(New) Rest Room Structure	\$ (157,500.00)								
9(ii)	Interior block walls		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iii)	Paint		\$ (17,500.00)			0%				\$ -
9(iv)	Doors - toilet partitions		\$ (47,500.00)			0%				\$ -
9(v)	Floor finishes		\$ (22,500.00)			0%				\$ -
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
6	Roads, Parking & Pathways:	\$ (301,500.00)								
6(ii)	Parking area between PEJ and TM field		\$ (261,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iii)	Striping for Parking area		\$ (10,000.00)			0%				\$ -
6(iv)	Signage for Parking area		\$ (10,000.00)			0%				\$ -
6a	(New) Sidewalks & Walkways	\$ (44,000.00)								\$ -
6a(ii)	Entry stairs PEJ Stadium		\$ (16,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(v)	Sidewalk from parking to TM field		\$ (6,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ (15,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ (90,000.00)								\$ -
6b(iii)	Procure 8 Royal Palms		\$ (20,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b(ii)	Install palms and landscaping		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>I</b>	<b>Delay costs related to CLOMR PER C07</b>	\$ 750,000.00	\$ 750,000.00	100.0%		100%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00
	<b>Totals</b>	\$ -	\$ -			0.00%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00




# Appendix D



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: July 23, 2025

SUBJECT: Request for Payment to GEC, LLC

---

Transmitted herewith for partial payment is Periodical Estimate No. 5 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. PO-24-810-8102-688.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 5	July 15, 2025	\$58,275.00

The funding source for this payment is the **Community Facilities Trust Fund** pursuant to Act No. 8781.

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](mailto:kizma.petersen@dpw.vi.gov).



July 23, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 5  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 5 for services performed by your company during the period of May 10, 2025, through July 15, 2025, relative to the above referenced contract. The payment is approved in the amount of **Fifty-Eight Thousand, Two Hundred Seventy-Five Dollars and Zero Cents (\$58,275.00)**.

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 printed name.

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. PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 5		FOR PERIOD				5-10-25 to 7-15-25			
Item No.	Description of Item	ORIGINAL ESTIMATE				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)
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>								
4	Fixed Seating	1	LS						
4(iii)	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(iii)	Construction of a press box/announcer's booth	1	LS						
7(iii)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(iii)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ 21,000.00	\$ 14,000.00	60%
7(iv)	Construct 4 additional camera locations for media	1	LS						
7(iv)-21	Construction	1	LS	\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(v)	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(v)-1	Add outfield camera platform w/roof, railings, secure stairs	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw Site Generator	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ 14,000.00	\$ 21,000.00	40%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
4(iii)	Add equipment storage and office under TM bleachers	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(iii)-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(iii)-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
3	Site Infrastructure - Water								
3(iv)	Install sewer manholes at TM Softball Field	1	LS						
3(iv)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ 40,000.00	\$ 40,000.00	50%
3(iv)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting								
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting	1	LS						
5(ii)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(ii)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding								
5(v)-1a	Construction								
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
8	Add perimeter fence to entire site	1	LS						
8(i)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 75,000.00	\$ -	100%
8(ii)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras								
9a	Design portion	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation								
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 588,000.00	\$ 12,000.00	98%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot								
11a	Construction	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>								
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side								
3(i)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(ii)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(iii)	Construction railing portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading								
4(i)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(ii)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(iii)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
<b>ALL-1</b>	<b>Allowance for field and concession equipment</b>								
				\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
<b>Totals</b>				\$ 5,124,000.00	\$ 5,124,000.00		\$ 942,750.00	\$ 4,181,250.00	18%

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)
CO1	Time Extension								100%

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount	\$ 5,124,000.00
B. Plus: Additions	\$ -
C. Less: Deductions	\$ -
D. Adjusted contract amount to date	\$ 5,124,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 942,750.00
2. Extra work performed to date	\$ -
3. Total value of work performed to date	\$ 942,750.00
4. Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5. Less: Amount retained	\$ 94,275.00
6. Net amount earned on contract work to date	\$ 848,475.00
7. Other deductions	\$ -
8. Less: Amount of previous payments	\$ 790,200.00
9. BALANCE DUE THIS PAYMENT	\$ 58,275.00

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 9/10/2024 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. Wessel  
 (Contractor) (Signature)  
7/15/2025 Title: Managing Member  
 (Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 5 for the period of 5/10/2025 through 7/15/2025 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. 5 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 9/29/2025  
 Derek A. Gabriel, Commissioner of Public Works

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

3. [Signature] Date 07/20/2025  
 Engineer / Architect

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. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 6		FOR PERIOD						5-15-25 to 7-15-25		
Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating									
4(ii)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(iii)	Construction of a press box/announcer's booth									
7(ii)-1	Construction	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(ii)-2	Design, Engineering, Permitting	\$ 35,000.00		40%	20%	60%	\$ 14,000.00	\$ 7,000.00	\$ 21,000.00	\$ 2,100.00
7(iv)	Construct 4 additional camera locations for media									
7(iv)-21	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)-21	Design, Engineering, Permitting	\$ 10,000.00		40%	40%	40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(v)	Add outfield camera platform w/roof, railings, secure stairs									
7(v)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)	Supply and installation of a 750kw Site Generator									
26(g)-1	Construction	\$ 870,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)-2	Design, Engineering, Permitting	\$ 35,000.00		40%	40%	40%	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 1,400.00
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>									
4(ii)	Add equipment storage and office under TM bleachers									
4(ii)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(ii)-2	Design, Engineering, Permitting	\$ 15,000.00		95%		95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
3	Site Infrastructure - Water									
3(iv)	Install sewer manholes at TM Softball Field									
3(iv)-1	Construction	\$ 80,000.00			50%	50%	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 4,000.00
3(iv)-2	Design, Engineering, Permitting	\$ 10,000.00		100%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting									
5(ii)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(ii)-1b	Design, Engineering, Permitting	\$ 6,000.00		100%		100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding									
5(v)-1a	Construction	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-1	Construction - concrete wall portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 25,000.00		50%		50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
5(v)-1b	Design, Engineering, Permitting	\$ 75,000.00		95%	5%	100%	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00	\$ 7,500.00
8	Add perimeter fence to entire site									
8(i)	Design, Engineering, Permitting	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
8(ii)	Construction portion	\$ 15,000.00		30%		30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9	Design and addition of security cameras									
9a	Design portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
9b	Construction portion	\$ 600,000.00								
10a	Installation of a new duct banks for future fiber relocation									
10a(1)	Construction	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(2)	Field layout	\$ 60,000.00		100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10a(3)	excavation	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(4)	conduit material	\$ 60,000.00		100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10a(5)	conduit labor	\$ 240,000.00		100%		100%	\$ 240,000.00	\$ -	\$ 240,000.00	\$ 24,000.00
10a(6)	concrete in trench	\$ 30,000.00		90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(7)	pull boxes/manholes labor/install	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(8)	warning tape / backfill above concrete	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(9)	pull string in conduit	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(10)	tie-in to or stub-out for 5 services	\$ 60,000.00		90%		90%	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 5,400.00
10b	Design, Engineering, Permitting	\$ 24,000.00		75%		75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>F</b>	<b>CLOMR Improvements (Conditional Letter of Map Revision)</b>									
1	15-foot-wide drainage swale east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(i)	Design portion	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(ii)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iii)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(i)	Additional site grading design portion	\$ 105,500.00		100%		100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(ii)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(iii)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 5,124,000.00</b>					<b>\$ 878,000.00</b>	<b>\$ 64,750.00</b>	<b>\$ 942,750.00</b>	<b>\$ 94,275.00</b>

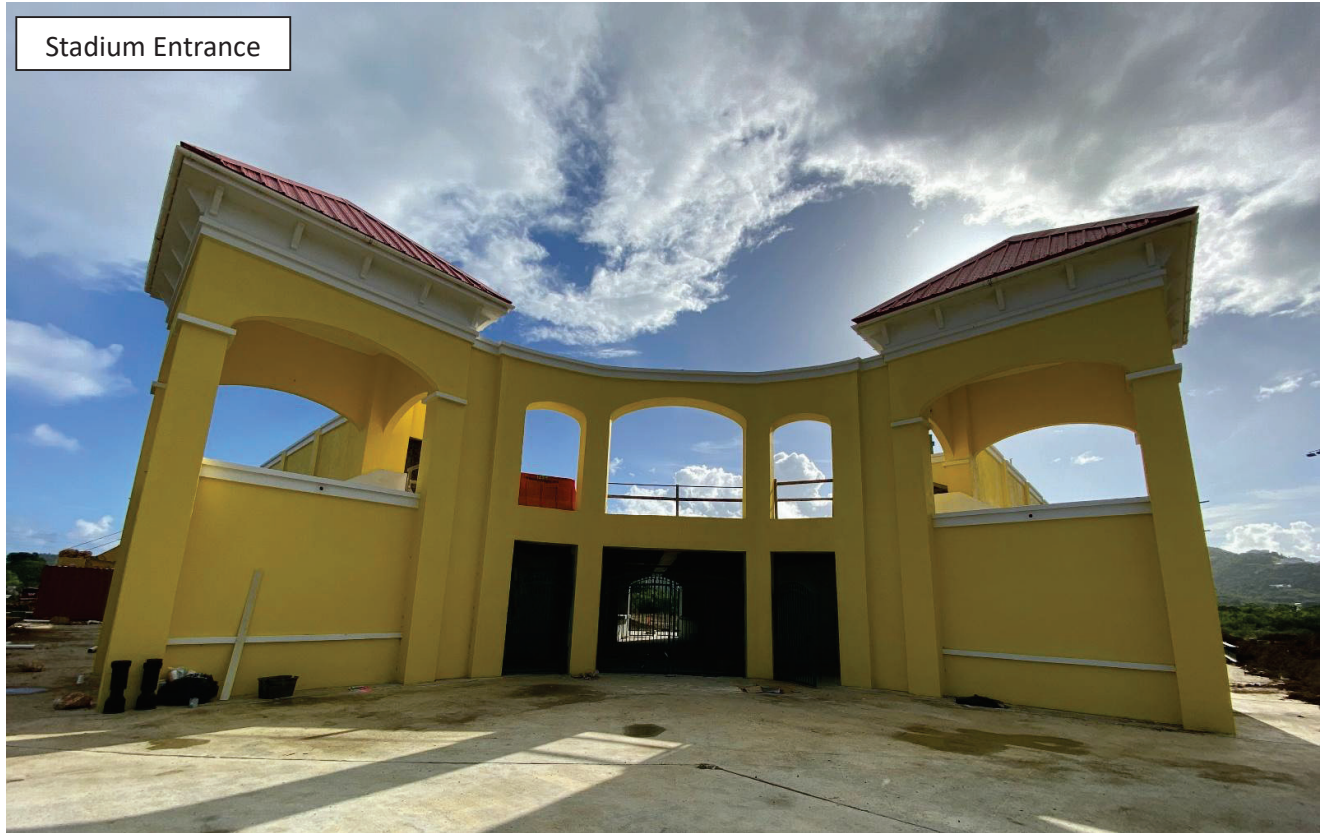


# Appendix E

# Paul E. Joseph Sports Complex

Construction Photos as of August 31, 2025

Stadium Entrance



Stadium Outfield



Left Field – Bleacher Roof

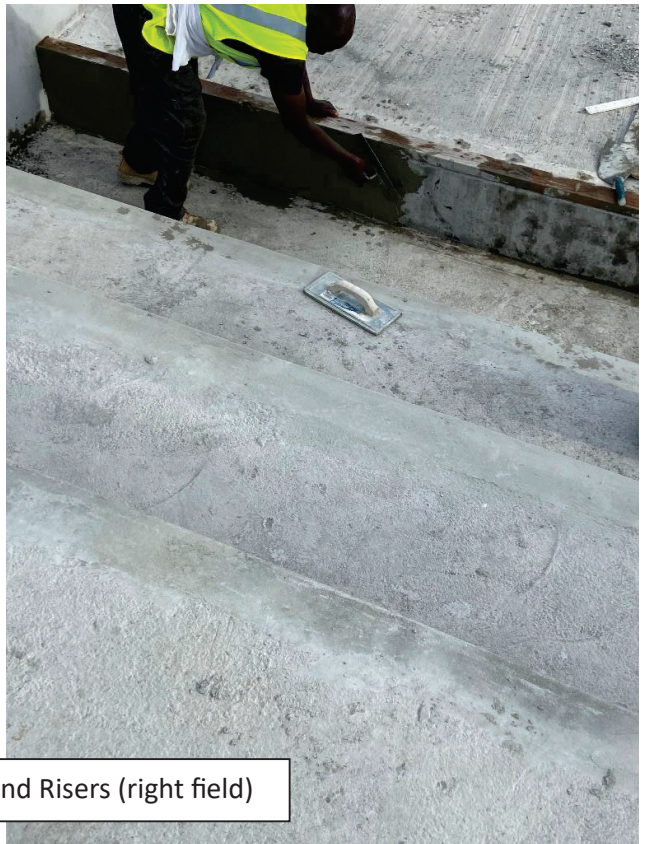


Right Field – Bleacher Roof





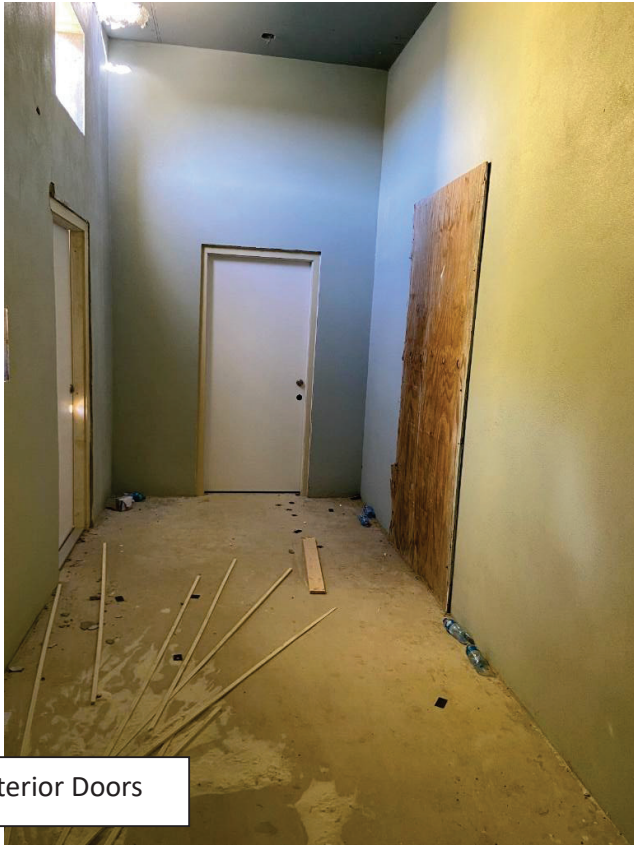
End Stairs – Rebar & Formwork (right field)



Plaster – Stair Threads and Risers (right field)



Interior and Exterior Doors



Interior Doors



Wall Tiles - Restroom



# AMENDMENT 1



OPCMR

**AMENDMENT No. 1 OF  
CONTRACT NO. C003SPRC15 (GEC), AS SUPPLEMENTED BY CONTRACT NO.  
C003ASPRC15(GEC) AND CONTRACT NO. PO-24-810-8102-688**

**THIS AMENDMENT** made as of the 24th day of December, 2025 in the Territory of the Virgin Islands, by and between the Government of the Virgin Islands **DEPARTMENT OF PROPERTY AND PROCUREMENT**, on behalf of the **DEPARTMENT of Sports, Parks and Recreation** (hereinafter referred to as “**Government**”) and **GEC, LLC** whose address is P.O. Box 1656 Kingshill, Virgin Islands 00851 (hereinafter referred to as “**Contractor**”).

Both parties witness to being duly authorized to execute this agreement and will attest accordingly when and where necessary.

**WITNESSETH**


**WHEREAS**, pursuant to Contract No. C003SPRC15(GEC), approved by the Governor on November 19, 2014, and as Revised for Change Order No. 1, on October 16, 2015, and as supplemented by Contract No. C003ASPRC15(GEC) (Supplemental No. 1), approved by the Governor on February 26, 2022, and Contract No. PO-24-810-8102-688 (Supplemental No. 2), approved by the Governor on September 10, 2024, (which constitutes and is hereinafter referred to as the “Contract”), the Government contracted with Contractor to provide Design/Build Services of the Paul E. Joseph Stadium & Sports Complex (“Project”) on the island of St. Croix; and

**WHEREAS**, the project completion time on the Contract is December 25, 2025, as approved through applicable change orders; and

**WHEREAS**, the parties desire to amend the Contract, to modify the payment terms in Paragraph No. 24(d) of Contract No. C003SPR15C15(GEC), to provide the Government the option in its discretion to make payments directly to subcontractors providing services and materials under the Contract;

**WHEREAS**, the amendment of the Contract pursuant to this Amendment of Construction Contract shall not result in any change to the scope of work provided for under the Contract and shall not require an increase to the compensation originally provided for under the Contract.

**NOW THEREFORE**, for mutual and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Initials: 



**OPCMR**

**TERMS AND CONDITIONS**

1. Paragraph 24(d) is hereby amended by adding the following sentence immediately following its existing last sentence “Further, when the Government determines it is in the best interest of the Government to do so, the Government may elect in its sole discretion, to make direct payments to Contractor’s Subcontractors or Vendors, for materials, services, equipment, and related items under the Contract, including all approved Supplemental Contracts and Change Orders for the Project, provided, however, that Contractor has confirmed in writing that such sums are due to such Subcontractors or Vendors and has provided the Government Sufficient documentation that such payments to Subcontractors or Vendors are for related items under the Contract.”
2. This Amendment is subject to the approval of the Governor of the Virgin Islands and to the appropriation and availability of funds.
3. Except as expressly amended in this Amendment, all terms of the Contract, including Contract No. C003SPRC15(GEC), C003ASPRC15(GEC), and PO-24-810-8102-688 remain in full force and effect.
4. **FACSIMILE, ELECTRONIC & DIGITAL SIGNATURES**


A facsimile, electronic or digital signature on this Contract shall be deemed an original and binding upon the Parties hereto.

The Parties have hereunto set their hands on the day and year as set forth below.

**GOVERNMENT OF THE VIRGIN ISLANDS**


  
 \_\_\_\_\_  
 Vincent Roberts, Commissioner  
 Department of Sports, Parks, & Recreation

Date: 12/22/2025

  
 \_\_\_\_\_  
 Lisa M. Alejandro, Commissioner  
 Department of Property & Procurement

Date: 12/23/2026

**CONTRACTOR**

  
 \_\_\_\_\_  
 John Wessel  
 Managing Member  
 GEC, LLC

Date: 12-22-25

Initials  \_\_\_\_\_



OPCMR

APPROVED AS TO LEGAL SUFFICIENCY

DEPARTMENT OF JUSTICE BY: *Tyler Williams* Date 12/23/2025  
Assistant Attorney General

APPROVED:

Date: 12/24/2025

**Honorable Albert Bryan Jr.**  
GOVERNOR OF THE VIRGIN ISLANDS

# PAUL E. JOSEPH STADIUM


## PERIODICAL ESTIMATES & CHANGE ORDERS





# 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](mailto: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', is written over a blue circular stamp or seal.

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)
<b>A</b>	<b>Pre-Suspension Work to 3/18/15</b>								
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%
							\$ -		
<b>Aa</b>	<b>True up mobilization to 10% of Contract</b>	1	LS	\$ 2,537,500.00	\$ 2,537,500.00	1.0	\$ 2,537,500.00	\$ -	100%
<b>B</b>	<b>Paul E. Joseph Stadium</b>								
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 Pavillion	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%
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>								
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%
<b>D</b>	<b>CRUCIAN CHRISTMAS VILLAGE</b>								
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%
<b>E</b>	<b>SITE IMPROVEMENTS</b>								
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%
<b>F</b>	<b>Demolition incl. Wall, Lights</b>	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
<b>G</b>	<b>Owner's Contingency</b>	1	LS	\$ 87,109.50	\$ 87,109.50	1.0	\$ 87,109.50	\$ -	100%
<b>H</b>	<b>Extend Builder's Risk to 10-31-19</b>	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	<b>Totals</b>				\$ 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 Contrat 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 frdn, 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) <del>##</del>	
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) <del>##</del>	\$ 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  
(Contractor)  
 10/7/2025  
(Date)  
 By John R. Wessel  
(Signature)  
 John R. Wessel  
 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 No. 49 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  
 Derek A. Gabriel, Commissioner of Public Works  
 Date 11/11/2026

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

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

Notes:

1. Retainage held after 50% progress (PE27) is released in accordance with section 24(c) of contract. ~~##~~
2. 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. 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	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
<b>A</b>	<b>Pre-Suspension Work to 3/18/15</b>									
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	
<b>Aa</b>	<b>True up mobilization to 10% of Contract</b>	\$ 2,537,500.00		100%		100%	\$ 2,537,500.00	\$	\$ 2,537,500.00	
<b>B</b>	<b>Paul E. Joseph Stadium</b>									
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		97.307%		97.307%	\$ 102,172.07	\$ -	\$ 102,172.07	\$ 1,050.00
1d	Design Changes CO 10 (\$94,800) & CO11 (\$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	\$ 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	\$ 232,421.46
	<b>Structural Steel and Concrete Superstructure</b>									
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									
3bi	Line B wall from Line 3 to 01 = 9.3% of 3b	\$ 41,850.00		100%		100%	\$ 41,850.00	\$	\$ 41,850.00	
3bii	Line B wall from Line 7.1 to 18 = 9.3% of 3b	\$ 41,850.00		100%		100%	\$ 41,850.00	\$	\$ 41,850.00	
3biii	Line B hall roof from Line 3 to 01 = 6.9% of eb	\$ 31,050.00		100%		100%	\$ 31,050.00	\$ -	\$ 31,050.00	
3biv	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	
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	
3bvi	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	
3bvii	Pavilion concrete beams = 20% of 3b	\$ 90,000.00		100%		100%	\$ 90,000.00	\$ -	\$ 90,000.00	
3bviii	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	
3bx	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	\$ 163,634.25								
3di	Steel for roof - install	\$ 45,634.25		75%		75%	\$ 34,225.69	\$ -	\$ 34,225.69	
3dii	R-panel for roof - install (includes purlins)	\$ 10,000.00		45%		45%	\$ 4,500.00	\$ -	\$ 4,500.00	
3diii	12 concrete pours - to support roof structure	\$ 108,000.00		100%		100%	\$ 108,000.00	\$ -	\$ 108,000.00	
<b>8</b>	<b>Locker Rooms &amp; Showers</b>	\$ 200,000.00								
8a	Interior walls material	\$ 75,800.00		100%		100%	\$ 75,800.00	\$ -	\$ 75,800.00	
8b	Interior block walls installation	\$ 42,000.00		100%		100%	\$ 42,000.00	\$ -	\$ 42,000.00	
8c	Specialty Items material	\$ 26,500.00		100%		100%	\$ 26,500.00	\$ -	\$ 26,500.00	
8d	Specialty Items install	\$ 29,000.00		0%		0%	\$ -	\$ -	\$ -	
8e	Paint - plastered walls and ceilings	\$ 16,700.00		100%		100%	\$ 16,700.00	\$ -	\$ 16,700.00	
8f	Wall tile installation	\$ 8,000.00		0%		0%	\$ -	\$ -	\$ -	
8g	Floor finish - sealed concrete	\$ 2,000.00		0%		0%	\$ -	\$ -	\$ -	
<b>10</b>	<b>Public Restrooms</b>	\$ 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(ii)									
<b>12</b>	<b>Entry Pavillion</b>	\$ 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	
<b>15</b>	<b>Party Deck Area</b>	\$ 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	
<b>19</b>	<b>Dugouts</b>	\$ 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%	\$ -	\$ -	\$ -	
<b>20</b>	<b>Stairways &amp; Common Spaces</b>	\$ 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%	\$ -	\$ -	\$ -	
<b>25</b>	<b>Mechanical</b>	\$ 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%	\$ -	\$ -	\$ -	
<b>26</b>	<b>Electrical</b>	\$ 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	Conduit 80% wire 20% mat slab rough-in per CO 10	\$ 73,500.00		100%		100%	\$ 73,500.00	\$ -	\$ 73,500.00	

<b>2B</b>	<b>Plumbing</b>	\$ 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			
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>											
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%	\$ -	\$ -	\$ -	\$ -			
<b>D</b>	<b>CRUCIAN CHRISTMAS VILLAGE</b>											
1	60% 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%	\$ -	\$ -	\$ -	\$ -			
<b>E</b>	<b>SITE IMPROVEMENTS</b>											
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%	\$ 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			
						\$ -	\$ -	\$ -	\$ -			
<b>F</b>	<b>Demolition incl. Wall, Lights</b>	\$ 200,000.00		100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00			
<b>G</b>	<b>Owner's Contingency</b>	\$ 87,109.50		100%	100%	\$ 87,109.50	\$ -	\$ -	\$ 87,109.50			
<b>H</b>	<b>Extend Builder's Risk to 10-31-19</b>	\$ 200,000.00		100%	100%	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00			
						\$ -	\$ -	\$ -	\$ -			
	<b>TOTAL</b>	\$ 22,900,000.00				\$ 22,455,858.51	\$ -	\$ -	\$ 22,455,858.51			\$ 234,913.96



U&W  
PO Box 1720  
Kingshill, USVI, 00851  
Ph: 340-778-0012  
Fax: 340-778-2545  
email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
P.O. Box 1656, Kingshill  
St. Croix, VI 00851

DATE  
09/13/2021  
INVOICE NO.  
14420

ATTENTION:

CUSTOMER #: 0000522  
Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
01	15. PARTY DECK AREA	0.00	0.00	0.00
02	15c. Railing material (LF)	150.00	250.00	37,500.00
			<b>DUE THIS INVOICE</b>	<b>\$37,500.00</b>

See attached:  
U&W PO 002241-GEC to Medley Pipe & Steel  
Medley Steel & Supply Quote 2865114 Bank  
Wiring Instructions for Medley Steel

Marked for Distribution Request 1 for original PEJ contract PE 49

THANK YOU



**FINAL DESTINATION:**

**ST. CROIX**

**PURCHASE ORDER**

**DISTRIBUTION**

**REQUEST #1**

**PAY ESTIMATE #49**

U&W INDUSTRIAL SUPPLY, LLC  
 P.O. BOX 1720 KINGSHILL  
 ST. CROIX VI 00851  
 Tel: 340-778-0012

Email: orders@uwstx.com

To Medley Pipe & Steel

Ship to

P.O. Number	002241-GEC
Job Number	522-214
Print Date	11/17/2025
Ship Date	11/20/2025
ETA On Island	11/27/2025

U&W Industrial Supply, LLC  
 Tropical Shipping  
 301 Broadway  
 Riviera Beach, Florida 33404

Contact & Tel: Juan: 305-863-7480

Contact & Tel: CS: (561) 881-3999

ORDERED BY		TERMS	SHIP VIA	F.O.B.		
JW		Wire	Tropical Shipping	Destination		
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote# 2865114  By accepting this purchase order, the vendor hereby acknowledges receipt of and agrees to be bound by U&W Industrial Supply's standard Terms & Conditions for purchase orders.	29,797.95	29,797.95	
<div style="border: 1px solid black; padding: 5px; color: blue; font-weight: bold;">                         INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.                     </div> <div style="border: 1px solid black; padding: 5px; color: red; font-weight: bold; margin-top: 10px;">                         ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)                     </div>						

**TOTAL INCLUDING TAX \$29,797.95**

Comment: \_\_\_\_\_  
 \_\_\_\_\_

BY: \_\_\_\_\_

Quote for APM Invoice 14420 Item # 02

QUOTE #

2865114



**Medley Steel & Supply**

9925 NW 116 Way Medley, FL  
33178  
Phone: 3058637480  
Fax: 3058871525  
Rep: Juan Narvaez

<b>Sold To</b>	<b>ShipTo</b>	<b>Order Date:</b>	11/14/2025
UWINDU U & W INDUSTRIAL SUPPLY	Via: Deliver	<b>Ship Date:</b>	11/17/2025
Phone: P.O. BOX 1720 KINGSHILL, ST CROIX, USVI 00851	C/O: TROPICAL SHIPPING	<b>Terms:</b>	PAYMENT IN ADVANCE
BUYER:Erika Moody	9505 NW 108 AVE. MEDLEY FL 33178 USA	<b>Status:</b>	Quote

Qty	Description	Width	Length	Weight	# Cuts	Cuts Total	Unit Price	Total
1	50.00 PC HRFGALV122 - FLAT GALV 1/2 X 2	-	20' 0"	3,640.00 LB	0.00	\$0.00	\$115.00/PC	\$5,750.00
3	240.00 PC HRSGALV34 - SQUARE GALV 3/4"	-	20' 0"	10,320.00 LB	0.00	\$0.00	\$68.00/PC	\$16,320.00
5	20.00 PC GT22250 - TUBE SQUARE GALV 2 X .250 (1/4)	-	20' 0"	2,384.00 LB	0.00	\$0.00	\$230.00/PC	\$4,600.00
6	10.00 PC HRFGALV342 - FLAT GALV 3/4 X 2	-	20' 0"	1,092.00 LB	0.00	\$0.00	\$175.00/PC	\$1,750.00
7	2.00 PC GT43250 - TUBE GALV RECT 4 X 3 X .250	-	20' 0"	450.00 LB	0.00	\$0.00	\$382.00/PC	\$764.00
8	3.00 PC GT3112120 - TUBE GALV 3 X 1-1/2 X 11GA CUT ALL PCS. TO 20 FT. SHIP DROPS  AVAIL. ONLY IN 24'	-	24' 0"	270.00 LB	3.00	\$15.00	\$138.00/PC	\$429.00
9	1.00 PC GSH1148 - SHEET GALVANIZED 11GA X 48"	4' 0"	8' 0"	164.99 LB	0.00	\$0.00	\$160.00/PC	\$160.00
10	1.00 PC FUEL - FUEL SURCHARGE	-	-	0.00 LB	0.00	\$0.00	\$24.95/PC	\$24.95

Medley Steel & Supply

Cutting	\$15.00
Total Weight	18,320.99 LB

Subtotal	\$29,797.95
Sales Tax	\$0.00
Total	\$29,797.95



Material is in stock at present and subject to prior sale. Cut/Processed Material and Special Orders cannot be returned. We impose a surcharge of 3% on purchases made with credit card. This surcharge is not greater than our cost of acceptance. We do not apply surcharge to purchases made with cash and debit cards.



## **Incoming Domestic Wire Instructions**

Please forward the funds utilizing the following instructions:

**Send the funds to:**

**Beneficiary Bank Information:**

**ABA/Routing # 084000026**

**First Horizon Bank**

**165 Madison Ave.**

**Memphis, TN 38103**

**Providing credit to:**

**Beneficiary Information**

**Client Name:** MEDLEY STEEL AND SUPPLY

**Client Account Number:** 3189387222

**Client Address:**

9925 NW 116TH WAY MEDLEY, FL 33178
---------------------------------------

**Additional Credit References information:**

Wires received with missing or incorrect information are returned to the originating bank. To ensure delays are avoided in wire processing, please provide all necessary information.

U&W  
PO Box 1720  
Kingshill, USVI, 00851  
Ph: 340-778-0012  
Fax: 340-778-2545  
email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
P.O. Box 1656, Kingshill  
St. Croix, VI 00851

DATE  
09/13/2021  
INVOICE NO.  
14425

ATTENTION:

CUSTOMER #: 0000522  
Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
01	20. STAIRWAYS & COMMON SPACES	0.00	0.00	0.00
02	20e. Railing material	0.00	0.00	0.00
03	Stair tower security railings	70.00	450.00	31,500.00
04	Grand entrance and side stair pipe rail	220.00	50.00	11,000.00
			<b>DUE THIS INVOICE</b>	<b>\$42,500.00</b>

See attached:  
U&W PO 002289-GEC to Medley Pipe & Steel  
Medley Pipe & Steel Quote 2865206  
Bank Wiring Instructions for Medley Pipe & Steel

Marked for distribution request 2 for original PEJ Contract PE 49

THANK YOU

**FINAL DESTINATION:**

**ST. CROIX**

**PURCHASE ORDER**

**DISTRIBUTION**

**REQUEST #2**

**PAY ESTIMATE #49**

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

Email: orders@uwstx.com

To Medley Pipe & Steel

Ship to

P.O. Number	002289-GEC
Job Number	522-214
Print Date	11/19/2025
Ship Date	11/25/2025
ETA On Island	12/8/2025

U&W Industrial Supply, LLC  
Tropical Shipping  
9505 NW 108th Ave  
Miami, FL 33178

Contact & Tel: Juan: 305-863-7480

Contact & Tel: CS: (561) 881-3999

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			Wire	Tropical Shipping	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote# 2865206	3289.95	3289.95	
<p><b>INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.</b></p> <p><b>ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)</b></p>						

**TOTAL INCLUDING TAX**

**3289.95**

Comment:

\_\_\_\_\_

\_\_\_\_\_

BY:

\_\_\_\_\_

**QUOTE #**

**2865206**



**Medley Steel & Supply**  
 9925 NW 116 Way Medley, FL  
 33178  
 Phone: 3058637480  
 Fax: 3058871525  
 Rep: Juan Narvaez



<b>Sold To</b>	<b>Ship To</b>	<b>Order Date:</b>	11/17/2025
UWINDU U & W INDUSTRIAL SUPPLY	Via: Deliver	<b>Ship Date:</b>	11/18/2025
Phone: P.O. BOX 1720 KINGSHILL, ST CROIX, USVI 00851	C/O: TROPICAL SHIPPING	<b>Terms:</b>	PAYMENT IN ADVANCE
BUYER:Erika Moody	9505 NW 108 AVE. MEDLEY FL 33178 USA	<b>Status:</b>	Quote

Qty	Description	Width	Length	Weight	# Cuts	Cuts Total	Unit Price	Total
1	20.00 PC GP11440 - PIPE GALV 1-1/4" SCH 40 PLAIN END ACTUAL OD 1.660" WITH 0.140" WALL	-	21' 0"	954.66 LB	0.00	\$0.00	\$66.25/PC	\$1,325.00
2	40.00 PC FEG114SCH4090BW - FITT ELBOW 1-1/4" SCH40 90 DEG GALVANIZED BUTT WLD	-	-	30.00 LB	0.00	\$0.00	\$24.50/PC	\$980.00
3	40.00 PC FEG114SCH4045BW - FITT ELBOW 1-1/4" SCH40 45 DEG GALVANIZED BUTT WLD	-	-	14.40 LB	0.00	\$0.00	\$24.00/PC	\$960.00
4	1.00 PC FUEL - FUEL SURCHARGE	-	-	0.00 LB	0.00	\$0.00	\$24.95/PC	\$24.95

Medley Steel & Supply

Cutting	\$0.00
Total Weight	999.06 LB

Subtotal	\$3,289.95
Sales Tax	\$0.00
Total	\$3,289.95



Material is in stock at present and subject to prior sale. Cut/Processed Material and Special Orders cannot be returned. We impose a surcharge of 3% on purchases made with credit card. This surcharge is not greater than our cost of acceptance. We do not apply surcharge to purchases made with cash and debit cards.



## **Incoming Domestic Wire Instructions**

Please forward the funds utilizing the following instructions:

**Send the funds to:**

**Beneficiary Bank Information:**

**ABA/Routing # 084000026**

**First Horizon Bank**

**165 Madison Ave.**

**Memphis, TN 38103**

**Providing credit to:**

**Beneficiary Information**

**Client Name:** MEDLEY STEEL AND SUPPLY

**Client Account Number:** 3189387222

**Client Address:**

9925 NW 116TH WAY MEDLEY, FL 33178
---------------------------------------

**Additional Credit References information:**

Wires received with missing or incorrect information are returned to the originating bank. To ensure delays are avoided in wire processing, please provide all necessary information.



**DISTRIBUTION REQUEST #3**  
**PAY ESTIMATE #49**  
**\$ 24,699.04**

**WIRE INSTRUCTIONS FOR GEC, LLC**

**ORIENTAL BANK**  
Oriental Bank  
Sunny Isle Branch  
St. Croix Virgin Islands  
Bank Rep: Ms. Clendenen 340-712-3711  
Bank Telephone number is 340-773-5350  
Routing number is = 221571415

**FOR THE BENEFIT OF:**  
GEC,LLC  
13F Estate Bethlehem, East airport road  
St. Croix, VI 00851  
Account Number = 0058033715

U&W  
 PO Box 1720  
 Kingshill, USVI, 00851  
 Ph: 340-778-0012  
 Fax: 340-778-2545  
 email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
 P.O. Box 1656, Kingshill  
 St. Croix, VI 00851

DATE  
 09/13/2021  
 INVOICE NO.  
 14416

ATTENTION:

CUSTOMER #: 0000522  
 Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
01	10. PUBLIC RESTROOMS	0.00	0.00	0.00
02	10a. Bath accessories material	0.00	0.00	0.00
03	Toilet Stalls	28.00	1,250.00	35,000.00
04	Urinal Stalls	25.00	420.00	10,500.00
05	Grab Bars	12.00	250.00	3,000.00
06	Toilet paper dispensers	28.00	75.00	2,100.00
07	Towel/trash receptacle	12.00	850.00	10,200.00
08	Mirrors above sinks	32.00	350.00	11,200.00
09	Soap dispensers	32.00	100.00	3,200.00
10	Changing stations	4.00	1,200.00	4,800.00
<b>DUE THIS INVOICE</b>				<b>\$80,000.00</b>

U&W PO # 002287-GEC  
 Ferguson quote B296534

U&W PO # 00220-GEC  
 Berl's quote # 10178

U&W PO # 002291-GEC  
 Total Restroom Quote # QTE-4018693

Please see attached  
 Ferguson U&W PO, Quote, and wiring instructions  
 Berl's U&W PO, Quote, and wiring instruction  
 Total Restroom U&W PO, Quote, and wiring instructions

THANK YOU

# FINAL DESTINATION:

## ST. CROIX

# PURCHASE ORDER

Distribution  
Request #4  
Pay Estimate # 49

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

Email: orders@uwstx.com

P.O. Number	002287-GEC
Job Number	522-214
Print Date	12/06/2025
Ship Date	12/23/2025
ETA On Island	01/05/2025

To FERGUSON ENTERPRISES LLC  
1225 SCENIC HWY S  
FROSTPROOF, FL 33843-9201

Ship to

U&W Industrial Supply  
Tropical Shipping  
9505 NW 108th Ave  
Miami FL 33178  
Contact & Tel: CS: 305-805-7678

Contact & Tel: Eduardo (954) 597-3150

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			ACH	Tropical Shipping	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote B296534	55737.81	55737.81	
					0.0	
					0.0	
					0.0	
					0.0	

INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS & EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.

ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)

TOTAL INCLUDING TAX

\$55,737.81

Comment: \_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_



FERGUSON ENTERPRISES LLC  
C/O FERGUSON 8205  
1225 SCENIC HWY S  
FROSTPROOF, FL 33843-9201  
Phone: 954-597-3150  
Fax: 954-597-9890

Deliver To:  
From: Eduardo Sampson  
eduardo.sampson1@ferguson.com  
Comments:

12:27:06 NOV 17 2025

Page 1 of 2

## FERGUSON ENTERPRISES LLC

Price Quotation

Phone: 954-597-3150

Fax: 954-597-9890

**Bid No:** B296534  
**Bid Date:** 11/17/25  
**Quoted By:** ESJ

**Cust Phone:** 340-778-0012  
**Terms:** CASH ON DEMAND

**Customer:** U & W INDUSTRIAL SUPPLY INC  
P O BOX 1720  
KINGSHILL  
ST CROIX, VI 00851

**Ship To:** U & W INDUSTRIAL SUPPLY INC  
P O BOX 1720  
KINGSHILL  
ST CROIX, VI 00851

**Cust PO#:** PAUL R JOSEPH STDM**Job Name:** SS PARTITIONS

Item	Description	Quantity	Net Price	UM	Total
INEWITEM	*CVR* NEW ITEM STAINLESS STEEL FLOOR MOUNTED OVERHEAD BRACED (SERIES 400) SC400 41 STALL/19SCREENS Est. Weight: 4,480 lbs / 2,036 kg ----- -PRICE FCA MIAMI ----	1	55737.810	EA	55737.81

**Net Total:** \$55737.81  
**Tax:** \$0.00  
**Freight:** \$0.00  
**Total:** \$55737.81

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>

Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with \*NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

Buyer shall accept delivery of products within 60 days of Seller receiving the products at Seller's warehouse. If Buyer causes or requests a delay in delivery of the products, Buyer may be subject to storage fees and additional costs caused by such delay. Seller reserves the right to requote the products and reschedule the delivery date, subject to manufacturer's lead times and price increases, if Buyer is unable to accept delivery within 60 days.

**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to  
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1205&on=2077>

12:27:06 NOV 17 2025  
**Reference No:** B296534



**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to  
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1205&on=2077>



12500 Jefferson Avenue  
Newport News, Virginia 23602-4314

Phone: (757) 874-7795  
Fax: (757) 989-2501

Reply to: P.O. Box 2778  
Newport News, VA 23609-0778

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## **ACH and Wire Banking Instructions to the Bank of America Electronic Lockbox**

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### **Please direct payments to:**

**Bank of America**

**411 North Akard Street**

**Dallas, TX 75201**

**Account name: Ferguson Enterprises, LLC**  
**Account number: 4427213913**

**ABA/routing number (ACHs only): 111000012**

**ABA/routing number (wires only): 026009593**

**Swift Code (international wires only): BOFAUS3N**

For a wire, the company name of the beneficiary must be Ferguson Enterprises, LLC or the wire will reject.

**Ferguson accepts CTX and CCD+ ACH formatted payments. In order to receive prompt credit for the payment; please include the following information in the addenda:**

1. Main Branch Number: This number can be found on your invoice and represents the Ferguson payee branch.
2. Invoice Number: This number is located on the upper right hand of the invoice.
3. Discount Taken: If you are entitled to a discount, please note the discount amount.
4. Amount Paid: Please include the amount paid per invoice.

**To pay by ACH, FAX or EMAIL your remittance information containing all the above items to:**

**Fax # 757-369-5046, ATTN: Wires**

**EMAIL: [ACH@ferguson.com](mailto:ACH@ferguson.com)**

**If you have any questions or concerns please contact our A/R Department at:**

**757-223-6800 or EMAIL [ACH@ferguson.com](mailto:ACH@ferguson.com)**

# FINAL DESTINATION:

Distribution Request 5  
Pay Estimate 49

# ST. CROIX PURCHASE ORDER

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

P.O. Number	002200-GEC
Job Number	522-214
Print Date	12/06/2025
Ship Date	12/23/2025
ETA On Island	12/31/2025

Email: orders@uwstx.com

To Ber's Commercial Supply

Ship to

U&W Industrial Supply, LLC  
Tropical Shipping  
9505 NW 108th Ave  
Miami, FL 33178

Contact & Tel:

ORDERED BY		TERMS	SHIP VIA	F.O.B.		
JW		ACH	Tropical Shipping	Destination		
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote 10178	21,459.02	21,459.02	
<p><b>INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.</b></p> <p><b>ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)</b></p>						

TOTAL INCLUDING TAX

\$21,459.02

Comment: \_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_



PO Box 1597  
 129 Oakpark Drive  
 Mooresville, NC 28115  
 sales@berls.com  
 704-937-2673

Quotation  
 10178  
 11/17/2025

Customer #: **188928**

**Bill To**

John Wessel  
 U&W Industrial Supply  
 PO Box 1720  
 Kingshill 00851  
 Virgin Islands (U.S.)

**Ship To**

Tropical Shipping  
 U&W Industrial Supply  
 9505 NW 108 AVE  
 Miami FL 33178  
 United States

**TOTAL**

**\$21,459.02**

**Expires: 1/1/2026**

Customer Ref.	Terms	Exp. Ship Date	Shipping Method	Shipping Terms	Sales Rep.
			LTL	FFA	Peter B Brainard

Quantity	Item	Rate	Amount
6	<b>B-6806x36</b> Bobrick Concealed Mtg W/ Snap Flange Grab Bar 36" - 1.5 O.D.	\$54.59	\$327.54
6	<b>B-6806x42</b> Bobrick Concealed Mtg W/ Snap Flange Grab Bar 42" - 1.5 O.D.	\$66.31	\$397.86
28	<b>B-386</b> Bobrick B-386 Partition-Mounted Multi-Roll Toilet Tissue Dispenser	\$392.61	\$10,993.08
12	<b>B-275</b> Bobrick Surface Mounted Waste Receptacle, Satin Stainless Steel, 20-Gal	\$363.29	\$4,359.48
12	<b>B-262</b> Bobrick Commercial Paper Towel Dispenser, Multi-Fold & C-Fold	\$76.66	\$919.92
32	<b>B-290-1836</b> Bobrick Welded Stainless Steel Frame Mirror, Float Glass, Satin Finish Frame, 18" Wide x 36" High	\$169.95	\$5,438.40
32	<b>B-2111</b> Bobrick Commercial Soap Dispenser, Stainless Steel, Surface Mount	\$65.26	\$2,088.32

<b>Serial #:</b>	<b>Subtotal</b>	\$24,524.60
	<b>Discount</b>	(\$3,065.58)
	<b>Shipping Charge</b>	\$0.00
	<b>Tax (%)</b>	\$0.00
	<b>Total</b>	\$21,459.02

**Tracking #:**

**Notes:**

Please contact Peter Brainard VP Sales at 704-937-2676 or peter@berls.com to order

> > Remittance Address: **PO Box 1597, Mooresville, NC 28115** < <



10178



PO Box 1597  
129 Oak Park Dr, Unit A  
Mooresville, NC 28115  
704-937-2673  
info@berls.com  
www.berls.com

## Wire Transfer and ACH Instructions

### **Bank**

Wells Fargo Bank, N.A.  
420 Montgomery St  
San Francisco, CA 94104, USA

### **Routing Numbers**

US Electronic Payments and ACH:	053 000 219
Domestic Wire Transfers:	121 000 248
International Wire Transfers (SWIFT / BIC Code):	WFBIUS6S

### **Berl Enterprises LLC Bank Account Number**

8342879619

### **Company Address**

Berl Enterprises LLC  
PO BOX 1597  
Mooresville NC 28115  
**USA**

# FINAL DESTINATION:

## ST. CROIX

# PURCHASE ORDER

Distribution request 6  
Pay Estimate 49

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

Email: orders@uwstx.com

P.O. Number	002291-GEC
Job Number	522-214
Print Date	12/06/2025
Ship Date	12/13/2025
ETA On Island	12/22/2025

To Total Restroom  
325 Interlocken Pkwy  
Bldg A  
Broomfield CO 80021  
United States

Ship to

U&W Industrial Supply, LLC

Tropical Shipping  
9505 NW 108th Ave  
Miami FL 33178

Contact & Tel: 888) 207-300

Contact & Tel: CS: 305-805-7678

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			CC	Tropical Shipping	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		EA	Please order per attached quote 40186963	1,137.28	1,137.28	
<p><b>INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.</b></p>						
<p><b>ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)</b></p>						

TOTAL INCLUDING TAX

\$1,137.28

Comment: \_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_



# Quote

Total Restroom  
 325 Interlocken Pkwy  
 Bldg A  
 Broomfield CO 80021  
 United States  
 (888) 207-3005  
 (877) 234-3520

QTE-40186963

11/17/2025

**Bill To**

U&W Industrial Supply  
 Erika Moody  
 PO Box 1720  
 Kingshill VI 00851  
 United States  
 (402) 763-0373

**Ship To**

Tropical Shipping  
 Erika Moody  
 9505 NW 108th Ave  
 Miami FL 33178  
 United States  
 (402) 763-0373

**TOTAL**  
  
**\$1,137.28**

Expires	Job Name/PO#	Sales Rep	Rep Phone	Shipping Method
12/17/2025	Koala Changing Stations - PEJ	Jeremy Wielgosh	(414) 395-8362	

**Notes**

SKU	Name	Availability	Qty	Rate	Amount
C1978050	C1978050 Koala Kare KB300-00 (was: KB200-00) Horizontal Baby Changing Station, Wall-Mounted, Cream, Updated Part Number: KB300-00	Usually Ships in 2-3 Business Days	4	\$284.32	\$1,137.28

<b>Subtotal</b>	\$1,137.28
<b>Tax (%)</b>	\$0.00
<b>Shipping Cost</b>	
<b>Total</b>	\$1,137.28

Thank you for the opportunity to provide you with this proposal. Please note that any changes to the products and/or quantities, models, and/or options require an updated price.

In addition, due to dynamic market conditions in 2025 affecting our manufacturers' pricing, Total Restroom reserves the right to change our quoted prices at any time.

All orders are subject to Total Restroom terms and conditions, which can be found at <https://www.totalrestroom.com/pages/terms>



## Sustainable Supply Companies

### *Electronic Funds Transfer Information*



**BANK NAME:** Chase USA

**BANK ADDRESS:** 200 N Public Rd, Lafayette CO 80026

**BANK PHONE NUMBER:** (303) 245-6550

**ROUTING NUMBER:** 102001017

**ACCOUNT NUMBER:** 620030010

**SWIFT CODE:** CHASUS33

\*All sales subject to the terms & conditions of Sustainable Supply, Total Restroom, Eyewash Direct, or Portable Handwashing. The preceding information is to be used only by a Sustainable Supply Companies customer for the purpose of completing a sale or making a payment on an order.

### Contact Us

Sustainable Supply Companies

325 Interlocken Parkway

Building A

Broomfield, CO 80021


888.207.3005

Support@SustainableSupply.com



# 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. 16 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003ASPRC15(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
Bond Plumbing Supply	Subcontractor Payment	\$46,160.41
GEC, LLC	Contractor Payment	\$4,256.80
VI Bureau of Internal Revenue	Gross Receipt Tax Deduction	\$2,653.54
Approved Payment	Periodical Estimate No. 16	\$53,070.75

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](mailto: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. 16  
CO03ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 16 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 **Fifty-Three Thousand, Seventy Dollars and Seventy-Five Cents (\$53,070.75)**.

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 or seal.

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:

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION:

St. Croix, Virgin Islands

NAME OF CONTRACTOR

GEC, LLC

Contract No.

C003ASPRC15(GEC)

PERIODICAL ESTIMATE NO.

16

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)
<b>B PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 43,925.00	\$ 31,075.00	58.57%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 37,500.00	\$ 1,000.00	97.40%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 18,000.00	\$ 2,000.00	90.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 243,000.00	\$ 37,000.00	86.79%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
<b>C TERENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 27,850.00	\$ 64,650.00	30.11%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 83,750.00	\$ 146,250.00	36.41%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
<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	\$ 63,000.00	\$ 14,000.00	81.82%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 17,500.00	\$ 77,500.00	18.42%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
<b>Totals</b>				\$ 4,100,000.00	\$ 4,100,000.00		\$ 2,665,607.50	\$ 1,434,392.50	65.0%

**SCHEDULE OF CHANGE ORDERS**

Item No.	Description of Item	Quantity	Unit of Measure	Cost Per Unit	Value	COMPLETED TO DATE		Value of Uncompleted Work	% Completed
						No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100
5	Time only	0	0	0	0	0	0	0	100
6	Time only	0	0	0	0	0	0	0	100
7	Add delay costs per CO 7 attachment-see attached Schedule of Values	0	0	\$ -	\$ -	0	\$ -	0	100
8	Time Extension	0	0	\$ -	\$ -	0	\$ -	0	100

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

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ 750,000.00
C. Less: Deductions	\$ (750,000.00)
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 8 Front) (or add second page if applicable)	\$ 2,665,607.50
2 Extra work performed to date	\$ 750,000.00
3 Total value of work performed to date	\$ 3,415,607.50
4 Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5 Less: Amount retained (See Note 1)	\$ 288,490.00
6 Net amount earned on contract work to date	\$ 3,127,117.50
7 Other deductions	\$ -
8 Less: Amount of previous payments	\$ -
9 BALANCE DUE THIS PAYMENT (See Note 2)	\$ 53,070.75

**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 2-26-22, and/or duly authorized

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. Wessel  
(Contractor) Title: Managing Member  
10-07-25 (Date)

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE**

I certify that I have checked and verified this Periodical Estimate No. 16 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 include in this Periodical Estimated has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 16 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, Commissioner of Public Works Date 11/14/2026  
2. N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
3. Tawana Nicholas, Architect/Engineer Date 01-09-2026

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)  
 PERIODICAL ESTIMATE NO. 16 FOR PERIOD 9-24-25 to 10-7-25  
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Completed to date	\$ Complete previous	A		Subtotal complete to date moved to PE line	B Retainage to date
							\$ Complete this PE	\$ Completed to date		
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	\$ 555,000.00							\$ 514,700.00	
4(i)	Contract Execution, Bonds, Insurance	\$ 55,500.00	\$ 55,500.00	100.0%	100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00
4(ii)	Detailed SOV for fixed seating									
4(iia1)	Concrete materials for support walls under treads/risers A section	\$ 17,500.00		100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iia2)	Concrete materials for support walls under treads/risers C section	\$ 17,500.00		100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iib1)	Concrete labor support walls under treads/risers A Section	\$ 27,500.00		100.0%	100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iib2)	Concrete labor support walls under treads/risers C section	\$ 27,500.00		100.0%	100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iic1)	Concrete material treads/risers for bleacher seats A Section	\$ 45,000.00		100.0%	100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iic2)	Concrete material treads/risers for bleacher seats C Section	\$ 45,000.00		100.0%	100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iid1)	Concrete labor treads/risers for bleacher seats Section A (7 pours)									
	Pour 1	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iid2)	Concrete labor treads/risers for bleacher seats Section C (7 pours)									
	Pour 1	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iie)	Aluminum benches with backs material - A Section	\$ 139,200.00		100.0%	100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00
4(iif)	Aluminum benches with backs installation	\$ 40,300.00		0%	0%	\$ -	\$ -	\$ -		
7	Camera stands at dugouts	\$ 15,000.00							\$ 8,182.50	
7(i)	Contract Execution, Bonds, Insurance	\$ 1,500.00	\$ 1,500.00	100.0%	100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00
7(ii)	Pour dugout camera stand walls	\$ 13,500.00		49.5%	49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		
11	Concession Areas	\$ 75,000.00							\$ 43,925.00	
11(i)	Contract Execution, Bonds, Insurance	\$ 7,500.00	\$ 7,500.00	100.0%	100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00
11(ii)	Interior block walls	\$ 30,000.00		100.0%	100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 1,320.00
11(iii)	Paint - ceiling only	\$ 800.00		100.0%	100%	\$ 800.00	\$ -	\$ 800.00		
11(iv)	Door and rolling shutter	\$ 22,500.00		25.0%	25%	\$ 5,625.00	\$ -	\$ 5,625.00		
11(v)	Floor finishes - sealed concrete	\$ 1,600.00		0%	0%	\$ -	\$ -	\$ -		
11(vi)	Wall tile floor to ceiling	\$ 12,600.00		0%	0%	\$ -	\$ -	\$ -		
	Note: Concession Equipment is a la carte item									
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir )	\$ 38,500.00							\$ 37,500.00	
13(i)	Contract Execution, Bonds, Insurance	\$ 3,850.00	\$ 3,850.00	100.0%	100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00
13(ii)	First Aid and Souvenir Shop									
13(iia)	Interior block walls	\$ 30,000.00		100.0%	100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 1,320.00
13(iib)	Paint - ceiling only	\$ 650.00		100.0%	100%	\$ 650.00	\$ -	\$ 650.00		
13(iic)	Doors	\$ 3,000.00		100.0%	100%	\$ 3,000.00	\$ -	\$ 3,000.00		
13(iid)	Floor finishes - sealed concrete	\$ 1,000.00		0%	0%	\$ -	\$ -	\$ -		
16	Elevator	\$ 195,000.00							\$ 180,000.00	
16(i)	Contract Execution, Bonds, Insurance	\$ 19,500.00	\$ 19,500.00	100.0%	100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00
	Subcontractor Otis Elevator					\$ -	\$ -	\$ -		
16(ii)	Supply elevator	\$ 160,500.00		100.0%	100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00
	(16iii) Install elevator	\$ 15,000.00		0%	0%	\$ -	\$ -	\$ -		
17	Ticketing, Security and Gates Control	\$ 20,000.00							\$ 18,000.00	
17(i)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(ii)	Interior block walls	\$ 9,000.00		100.0%	100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		
17(iii)	Paint	\$ 2,000.00		100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		
17(iv)	Doors	\$ 5,000.00		100.0%	100%	\$ 5,000.00	\$ -	\$ 5,000.00		
17(v)	Floor finishes - sealed concrete	\$ 2,000.00		0%	0%	\$ -	\$ -	\$ -		
18	Building Storage Area (under Bleachers)	\$ 20,000.00							\$ 13,000.00	
18(i)	Contract Execution, Bonds, Insurance	\$ 2,000.00		100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(ii)	Interior block walls	\$ 9,000.00		100.0%	100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		
18(iii)	Paint	\$ 2,000.00		100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		
18(iv)	Doors	\$ 5,000.00		0%	0%	\$ -	\$ -	\$ -		
18(v)	Floor finishes	\$ 2,000.00		0%	0%	\$ -	\$ -	\$ -		
	Note: This area is the storage closet next to the electrical room									
21	Field - Grading, Drainage, Field Markings								\$ 243,000.00	
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00								
21a(i)	Contract Execution, Bonds, Insurance	\$ 28,000.00	\$ 28,000.00	100.0%	100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00
21a(ii)	Move surcharge Materials to field	\$ 140,000.00		100.0%	100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00
21a(iii)	Finish grading, Drainage	\$ 100,000.00		75.0%	75%	\$ 75,000.00	\$ -	\$ 75,000.00		
21a(iv)	Field Markings	\$ 12,000.00		0%	0%	\$ -	\$ -	\$ -		

21b	(New) Field Lights	\$ 890,000.00										\$ 890,000.00	\$ 890,000.00	\$ 8,900.00
21b(i)	Contract Execution, Bonds, Insurance	\$ 89,000.00	100.0%	100%	\$ 89,000.00	\$ -	\$ 89,000.00	\$ -	\$ 89,000.00	\$ -	\$ 89,000.00	\$ -	\$ 8,900.00	
21b(ii)	Field lighting material purchase PEJ Stadium	\$ 741,000.00	100.0%	100%	\$ 741,000.00	\$ -	\$ 741,000.00	\$ -	\$ 741,000.00	\$ -	\$ 741,000.00	\$ -	\$ 74,100.00	
21b(iii)	Field lighting installation PEJ Stadium	\$ 60,000.00	100.0%	100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ -	
23	Bull Pens, Backstop & Pads	\$ 54,000.00										\$ 5,400.00	\$ 5,400.00	\$ 540.00
23(i)	Contract Execution, Bonds, Insurance	\$ 5,400.00	100.0%	100%	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ 540.00	
23(ii)	Bull pen fencing	\$ 40,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23(iii)	Bull pen markings	\$ 2,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23(iv)	Backstop netting & Pads	\$ 6,600.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>													
2	Foundations - Spread Footing Type	\$ 92,500.00										\$ 27,850.00	\$ 925.00	
2(i)	Contract Execution, Bonds, Insurance	\$ 9,250.00	100.0%	100%	\$ 9,250.00	\$ -	\$ 9,250.00	\$ -	\$ 9,250.00	\$ -	\$ 9,250.00	\$ -	\$ 925.00	
2(ii)	Structural fill under slab on grade	\$ 23,250.00	80.0%	80%	\$ 18,600.00	\$ -	\$ 18,600.00	\$ -	\$ 18,600.00	\$ -	\$ 18,600.00	\$ -	\$ -	
2(iii)	Slab on grade	\$ 60,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2a	(New) Excavation Backfill & Grading	\$ 115,000.00										\$ 115,000.00	\$ 1,150.00	
2a(i)	Contract Execution, Bonds, Insurance	\$ 11,500.00	100.0%	100%	\$ 11,500.00	\$ -	\$ 11,500.00	\$ -	\$ 11,500.00	\$ -	\$ 11,500.00	\$ -	\$ 1,150.00	
2a(ii)	Rough grading for field/drainage at TM	\$ 103,500.00	100.0%	100%	\$ 103,500.00	\$ -	\$ 103,500.00	\$ -	\$ 103,500.00	\$ -	\$ 103,500.00	\$ -	\$ 8,280.00	
4	Seating & Amenities	\$ 85,000.00										\$ 35,500.00	\$ 850.00	
4(i)	Contract Execution, Bonds, Insurance	\$ 8,500.00	100.0%	100%	\$ 8,500.00	\$ -	\$ 8,500.00	\$ -	\$ 8,500.00	\$ -	\$ 8,500.00	\$ -	\$ 850.00	
4(ii)	Concrete materials for support walls under treads/risers	\$ 4,275.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(iii)	Concrete labor support walls under treads/risers	\$ 5,225.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(iv)	Concrete materials treads/risers for bleacher seats	\$ 13,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(v)	Concrete labor treads/risers for bleacher seats	\$ 16,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(vi)	Aluminum benches material 900 lf of benches	\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 2,700.00	
4(vii)	Aluminum benches installation	\$ 10,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Fields	\$ 230,000.00										\$ 83,750.00	\$ 2,300.00	
5(i)	Contract Execution, Bonds, Insurance	\$ 23,000.00	100.0%	100%	\$ 23,000.00	\$ -	\$ 23,000.00	\$ -	\$ 23,000.00	\$ -	\$ 23,000.00	\$ -	\$ 2,300.00	
5(ii)	Finish grading, Drainage	\$ 81,000.00	75.0%	75%	\$ 60,750.00	\$ -	\$ 60,750.00	\$ -	\$ 60,750.00	\$ -	\$ 60,750.00	\$ -	\$ -	
5(iii)	Field Markings	\$ 12,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5(iv)	Outfield fence TM	\$ 42,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5(v)	Outfield fence PEJ	\$ 72,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Mechanical, Electrical & Plumbing	\$ 95,000.00										\$ 9,500.00	\$ 950.00	
6(i)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 950.00	
6(ii)	Plumbing Slab rough-in	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(iii)	Plumbing stubouts at walls	\$ 5,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(iv)	Plumbing fixtures	\$ 30,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(v)	Electrical slab rough-in	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(vi)	Electrical in walls	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(vii)	Electrical fixtures	\$ 14,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(viii)	Exhaust fans	\$ 6,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	(New) Field Lights	\$ 270,000.00										\$ 270,000.00	\$ 2,700.00	
8(i)	Contract Execution, Bonds, Insurance	\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 27,000.00	\$ -	\$ 2,700.00	
8(ii)	Field lighting material purchase TM Stadium	\$ 203,000.00	100.0%	100%	\$ 203,000.00	\$ -	\$ 203,000.00	\$ -	\$ 203,000.00	\$ -	\$ 203,000.00	\$ -	\$ 20,300.00	
8(iii)	Field lighting installation TM Stadium	\$ 40,000.00	100.0%	100%	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ -	
9	(New) Rest Room Structure	\$ 175,000.00										\$ 17,500.00	\$ 1,750.00	
9(i)	Contract Execution, Bonds, Insurance	\$ 17,500.00	100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -	\$ 1,750.00	
9(ii)	Interior block walls	\$ 70,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9(iii)	Paint	\$ 17,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9(iv)	Doors - toilet partitions	\$ 47,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9(v)	Floor finishes	\$ 22,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>D</b>	<b>CRUCIAN CHRISTMAS CARNIVAL VILLAGE</b>													
	No Scope													
<b>E</b>	<b>SITE IMPROVEMENTS</b>													
3	Site Infrastructure - Water	\$ 77,000.00										\$ 63,000.00	\$ 770.00	
3(i)	Contract Execution, Bonds, Insurance	\$ 7,700.00	100.0%	100%	\$ 7,700.00	\$ -	\$ 7,700.00	\$ -	\$ 7,700.00	\$ -	\$ 7,700.00	\$ -	\$ 770.00	
3(ii)	WAPA tap and meter installation	\$ 19,300.00	100.0%	100%	\$ 19,300.00	\$ -	\$ 19,300.00	\$ -	\$ 19,300.00	\$ -	\$ 19,300.00	\$ -	\$ -	
3(iii)	Water main from tap to building	\$ 30,000.00	100.0%	100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ -	
3(iv)	Sewer tie-in to existing manhole	\$ 20,000.00	30.0%	30%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ -	
4	Site Infrastructure - Electrical	\$ 193,000.00										\$ 19,300.00	\$ 1,930.00	
4(i)	Contract Execution, Bonds, Insurance	\$ 19,300.00	100.0%	100%	\$ 19,300.00	\$ -	\$ 19,300.00	\$ -	\$ 19,300.00	\$ -	\$ 19,300.00	\$ -	\$ 1,930.00	
4(ii)	Light Fixtures installation	\$ 53,700.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(iii)	Wire installation	\$ 45,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(iv)	Service Drop installation	\$ 45,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4(v)	Conduit installatoin	\$ 30,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Site Infrastructure - Lighting	\$ 95,000.00										\$ 9,500.00	\$ 950.00	
5(i)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 950.00	
5(ii)	Site lighting material	\$ 85,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Note: On hold pending a la Carte Item E.a change													
6	Roads, Parking & Pathways:	\$ 335,000.00										\$ 33,500.00	\$ 3,350.00	
6(i)	Contract Execution, Bonds, Insurance	\$ 33,500.00	100.0%	100%	\$ 33,500.00	\$ -	\$ 33,500.00	\$ -	\$ 33,500.00	\$ -	\$ 33,500.00	\$ -	\$ 3,350.00	
6(ii)	Parking area between PEJ and TM field	\$ 281,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(iii)	Striping for Parking area	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6(iv)	Signage for Parking area	\$ 10,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6a	(New) Sidewalks & Walkways	\$ 95,000.00										\$ 17,500.00	\$ 950.00	
6a(i)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -	\$ 950.00	
6a(ii)	Entry stairs PEJ Stadium	\$ 18,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6a(iii)	End stairs at PEJ stadium	\$ 40,000.00	20.0%	20%	\$ 8,000.00	\$ -	\$ 8,000.00	\$ -	\$ 8,000.00	\$ -	\$ 8,000.00	\$ -	\$ -	
6a(iv)	Accessible ramp from parking to PEJ stadium	\$ 6,500.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6a(v)	Sidewalk from parking to TM field	\$ 6,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6a(vi)	Sidewalk from entry stairs to Main roadway to West	\$ 15,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6b	(New) Landscaping	\$ 100,000.00										\$ 10,000.00	\$ 1,000.00	
6b(i)	Contract Execution, Bonds, Insurance	\$ 10,000.00	100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 1,000.00	
6b(ii)	Procure 8 Royal Palms	\$ 20,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6b(iii)	Install palms and landscaping	\$ 70,000.00		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Totals</b>		\$ 4,100,000.00	\$ 4,100,000.00	65.01%	\$ 2,665,607.50	\$ -	\$ 2,665,607.50	\$ -	\$ 2,665,607.50	\$ -	\$ 2,665,607.50	\$ -	\$ 213,490.00	

GOVERNMENT OF THE VIRGIN ISLANDS  
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET FOR CHANGE ORDER 7

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)  
 Change Order 7 Schedule of Values FOR PERIOD 9-24-25 to 10-7-25  
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	A		B
								\$ Complete this PE	\$ Completed to date	Retainage to date
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>	\$ (49,500.00)								
4(iiia)	Concrete materials for support walls under treads/risers		\$ (4,275.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiib)	Concrete labor support walls under treads/risers		\$ (5,225.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiic)	Concrete materials treads/risers for bleacher seats		\$ (13,500.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiid)	Concrete labor treads/risers for bleacher seats		\$ (16,000.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiif)	Aluminum benches installation		\$ (10,500.00)			0%	\$ -	\$ -	\$ -	\$ -
5	Fields	\$ (42,000.00)								
5(iv)	Outfield fence TM		\$ (42,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ (65,500.00)								
6(iii)	Plumbing stubouts at walls		\$ (5,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iv)	Plumbing fixtures		\$ (30,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(v)	Electrical slab rough-in		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(vii)	Electrical fixtures		\$ (14,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(viii)	Exhaust fans		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9	(New) Rest Room Structure	\$ (157,500.00)								
9(ii)	Interior block walls		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iii)	Paint		\$ (17,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iv)	Doors - toilet partitions		\$ (47,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9(v)	Floor finishes		\$ (22,500.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
6	Roads, Parking & Pathways:	\$ (301,500.00)								
6(ii)	Parking area between PEJ and TM field		\$ (281,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iii)	Striping for Parking area		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iv)	Signage for Parking area		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ (44,000.00)								
6a(ii)	Entry stairs PEJ Stadium		\$ (16,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(v)	Sidewalk from parking to TM field		\$ (6,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ (15,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ (90,000.00)								
6b(iii)	Procure 8 Royal Palms		\$ (20,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b(ii)	Install palms and landscaping		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>I</b>	<b>Delay costs related to CLOMR PER C07</b>	\$ 750,000.00	\$ 750,000.00	100.0%		100%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00
<b>Totals</b>		\$ -	\$ -			0.00%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00

Notes:

1. Retainage held after 50% progress (PE6) is released in accordance with section 24(c) of contract.
2. See attached payment distribution request in accordance with Amendment No. 1 of contract.



U&W  
 PO Box 1720  
 Kingshill, USVI, 00851  
 Ph: 340-778-0012  
 Fax: 340-778-2545  
 email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
 P.O. Box 1656, Kingshill  
 St. Croix, VI 00851

DATE  
 09/13/2021  
 INVOICE NO.  
 14431

ATTENTION:

CUSTOMER # 0000522  
 Customer PO #:

U&W PO # 002285-GEC  
 Bond Supply Quote # S9743105

Item #	Description	Order	Ship Vis:	Price Each	Amount
01	28. PLUMBING	0.00		0.00	0.00
02	28a. Plumbing materials	0.00		0.00	0.00
03	1/2" CPVC water pipe	1,000.00		3.00	3,000.00
04	1" PVC water pipe	2,000.00		2.00	4,000.00
05	2" DWV drain/vent pipe	1,000.00		7.00	7,000.00
06	4" DWV drain/vent pipe	1,500.00		12.00	18,000.00
07	6" DWV drain/vent pipe	500.00		22.00	11,000.00
08	Toilets	28.00		350.00	9,800.00
09	Urinals with flush valves	25.00		650.00	16,250.00
10	Bathroom Sinks w/faucets	32.00		250.00	8,000.00
11	Angle stops/p-traps, fittings, etc	1.00		15,000.00	15,000.00
12	Floor drains for mat slab	20.00		150.00	3,000.00
13	Shower valves	10.00		350.00	3,500.00
<b>DUE THIS INVOICE</b>					<b>\$98,550.00</b>

Already installed

U&W PO # 002198-GEC  
 Bond Supply Quote # S59743519

Please see attached  
 Bond Plumbing U&W PO and PVC pipe quote  
 Bond Plumbing U&W PO ans Toilet fixture  
 quote Wiring Instructions for both POs

THANK YOU

# FINAL DESTINATION:

## ST. CROIX

# PURCHASE ORDER

Distribution Request 7  
Pay Estimate # 16 Sup 1

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

Email: orders@uwstx.com

P.O. Number	002285-GEC
Job Number	522-214
Print Date	11/17/2025
Ship Date	11/21/2025
ETA On Island	12/01/2025

To Bond Plumbing Supply-Miami  
1250 NW 23 ST  
MIAMI, FL 33142

Ship to

U&W Industrial Supply, LLC

Tropical Shipping  
9505 NW 108th Ave  
Miami FL 33178

Contact & Tel: Ariel - 305-634-0656

Contact & Tel: CS: 305-805-7678

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			Wire	Tropical Shipping	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		EA	Please order per attached quote S9743105	3929.03	3929.03	
					0.00	
					0.00	
			By accepting this purchase order, the vendor hereby acknowledges receipt of and agrees to be bound by U&W Industrial Supply's standard Terms & Conditions for purchase orders.		0.00	
					0.00	
<div style="border: 1px solid blue; padding: 5px; color: blue; font-weight: bold;">                     INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.                 </div>						
<div style="border: 1px solid red; padding: 5px; color: red; font-weight: bold;">                     ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)                 </div>						

TOTAL INCLUDING TAX

\$3,929.03

Comment:

\_\_\_\_\_

\_\_\_\_\_

BY:

\_\_\_\_\_



# Quotation



Bond Plumbing Supply-Miami  
 1250 NW 23 ST  
 MIAMI, FL 33142  
 Phone 305-634-0656  
 Fax 305-638-8803

EXPIRATION DATE	QUOTE NUMBER
11/22/2025	S9743105
Bond Plumbing Supply-Miami 1250 NW 23 ST MIAMI, FL 33142 Phone 305-634-0656 Fax 305-638-8803	
PAGE NO.	
1 of 1	

QUOTE TO:

SHIP TO:

U&W INDUSTRIAL SUPPLY LLC\*\*COD\*\*  
 PO BOX 1720  
 KINGSHILL, VI 00851

U&W INDUSTRIAL SUPPLY LLC\*\*COD\*\*  
 PO BOX 1720  
 KINGSHILL, VI 00851

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
94693			Ariel Argenis Zamora	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Ariel Argenis Zamora	FF FRT FWD OT	CASH ON DELIVERY	11/17/2025	Yes
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
100ea	1-05-CPVC 1/2X10 CPVC PIPE Pn: 1584		2.597/lg	259.70
100ea	1-10-40 1 PVC PIPE SCH40 BELL END 20FT Pn: 1594		5.456/lg	545.60
50ea	1-20-FC 2 PVC PIPE FOAM CORE 20FT Pn: 1641		8.105/lg	405.25
75ea	1-40-FC 4 PVC PIPE FOAM CORE 20FT Pn: 1671		22.435/lg	1682.63
25ea	1-60-FC 6 PVC PIPE FOAM CORE 20FT Pn: 1692		41.434/lg	1035.85
**ALL BIDS ARE SUBJECT TO OFFICE APPROVAL** Prices are subject to change without prior notice as dictacted by merchant conditions.			Subtotal	3929.03
			S&H Charges	0.00
			Estimated Tax	0.00
			Amount Due	3929.03

# FINAL DESTINATION:

## ST. CROIX

# PURCHASE ORDER

Distribution Request 8  
Pay Estimate 16 Supplemental 1

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

Email: orders@uwstx.com

P.O. Number	002198-GEC
Job Number	522-214
Print Date	12/06/2025
Ship Date	12/15/2025
ETA On Island	12/22/2025

To Bond Plumbing Supply-Miami  
1250 NW 23 ST  
MIAMI, FL 33142

Ship to

U&W Industrial Supply, LLC

Tropical Shipping  
9505 NW 108th Ave  
Miami FL 33178

Contact & Tel: Ariel - 305-634-0656

Contact & Tel: CS: 305-805-7678

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			Wire	Tropical Shipping	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		EA	Please order per attached quote S9743519	42231.38	42231.38	
					0.00	
					0.00	
					0.00	
					0.00	

**INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS & EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.**

**ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)**

**TOTAL INCLUDING TAX**

**\$42,231.38**

Comment:

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BY:

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# Quotation



Bond Plumbing Supply-Miami  
 1250 NW 23 ST  
 MIAMI, FL 33142  
 Phone 305-634-0656  
 Fax 305-638-8803

EXPIRATION DATE	QUOTE NUMBER
11/23/2025	S9743519
Bond Plumbing Supply-Miami 1250 NW 23 ST MIAMI, FL 33142 Phone 305-634-0656 Fax 305-638-8803	
PAGE NO.	
1 of 2	

QUOTE TO:

SHIP TO:

U&W INDUSTRIAL SUPPLY LLC\*\*COD\*\*  
 PO BOX 1720  
 KINGSHILL, VI 00851

U&W INDUSTRIAL SUPPLY LLC\*\*COD\*\*  
 PO BOX 1720  
 KINGSHILL, VI 00851

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON							
94693			Ariel Argenis Zamora							
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED						
Mario Amador	FF FRT FWD OT	CASH ON DELIVERY	11/18/2025	Yes						
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE						
28ea	A/S MADERA EC EL -1.6 MAN FV SYSTEM 2855016.020		174.824/ea	4895.07						
	<table border="1"> <tr> <th colspan="2">Kit Components</th> </tr> <tr> <td>28</td> <td>3451.001.020 A/S* MADERA UNIV BOWL 15H TS WHT EC 1.1 TO 1.6GPF</td> </tr> <tr> <td>28</td> <td>6047.161.002 A/S* MANUAL TOILET FV, TS, 11.5 R-I 1.6 GPF</td> </tr> </table>		Kit Components		28	3451.001.020 A/S* MADERA UNIV BOWL 15H TS WHT EC 1.1 TO 1.6GPF	28	6047.161.002 A/S* MANUAL TOILET FV, TS, 11.5 R-I 1.6 GPF		
Kit Components										
28	3451.001.020 A/S* MADERA UNIV BOWL 15H TS WHT EC 1.1 TO 1.6GPF									
28	6047.161.002 A/S* MANUAL TOILET FV, TS, 11.5 R-I 1.6 GPF									
28ea	6047.161.002 A/S* MANUAL TOILET FV, TS, 11.5 R-I 1.6 GPF Pn: 242688		96.000/ea	2688.00						
28ea	550STSCC-020 CENTOCO ELG SEAT OFLC WHT CHK HG (001) Pn: 301323		9.161/ea	256.51						
25ea	6590.001.020 A/S* WASHBROOK UNIV HET URINAL WHT 0.125GPF - 1.0GPF Pn: 266578		143.765/ea	3594.13						
25ea	6045.101.002 A/S* MANUAL URINAL FV, TS, 11.5 R-I 1.0 GPF Pn: 242679		96.000/ea	2400.00						
25ea	WATTS CA-321 FLOORR MOUNTED URINAL CARRIER WITH BEARING PLATE 8133171 Pn: 453310		199.706/ea	4992.65						
6ea	0476.028.020 A/S* AQUALYN LAV-WHITE 4C 20X17		44.765/ea	268.59						

\*\* Continued on Next Page \*\*

Notes:  
 1. Retainage held after 50% progress (PE6) is released in accordance with section 2  
 2. See attached payment distribution request in accordance with Amendment No. 1



# Quotation

EXPIRATION DATE	QUOTE NUMBER	PAGE NO.
11/23/2025	S9743519	2 of 2

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
6ea	Pn: 1182 MCGUIRE 155A/8902 STRAINER	28.129/ea	168.77
26ea	Pn: 477065 0356.015.020 A/S* LUCERNE LAV-WHITE-8C 20X18	45.294/ea	1177.64
26ea	Pn: 1099 6545.170.002 A/S MONTERREY 8 GN LMTD SWING SPT VR WB HDLS, L/DRAIN, 1.5GPM	141.035/ea	3666.91
26ea	Pn: 247052 MCGUIRE 155A/8902 STRAINER	28.129/ea	731.35
26ea	Pn: 477065 WATTS TCA.411 WALL MOUNT FOR WALL HUNG LAV. 8201149	291.140/ea	7569.64
70ea	Pn: 477064 MCGUIRE LFH170LK SUPPLIES	87.563/ea	6129.41
70ea	Pn: 477066 MCGUIRE STRAINER/TAP 155WC PC	52.753/ea	3692.71
1ea	Pn: 477067 ##### -ALL BIDS ARE SUBJECT TO OFFICE APPROVAL. -PRICES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AS DICTATED BY MERCHANT CONDITIONS. -FREIGHT CANNOT BE PREDETERMINED AND WILL BE ADDED ONCE INVOICE IS RECEIVED FROM THE FACTORY. ##### * SPECIAL ORDER FRT TO FOLLOW * Pn: 463053	0.000/ea	0.00

**ALL BIDS ARE SUBJECT TO OFFICE APPROVAL** Prices are subject to change without prior notice as dictacted by merchant conditions.		Subtotal	42231.38
		S&H Charges	0.00
		Estimated Tax	0.00
		Amount Due	42231.38



## INCOMING WIRE TRANSFER INSTRUCTIONS

### DOMESTIC WIRE TRANSFERS

Please instruct the sending bank to wire the funds through the Federal Reserve as follows:

Receiver Bank Name: BankUnited  
Miami Lakes, FL

ABA/Routing Number: 2670-9059-4

Beneficiary Acct.#: 0709006624

Beneficiary Name: Bond Plumbing Supply, Inc.

### INTERNATIONAL WIRE TRANSFER (US DOLLAR ONLY)

Sender's foreign bank should wire the funds to **their** United States Correspondent Bank with the following instructions:

Beneficiary Bank Name: BankUnited  
Miami Lakes, FL (USA)

Receiving Bank SWIFT: BOFB US 3M

ABA/Routing Number: 2670-9059-4

Beneficiary Acct#: 0709006624

Beneficiary Name: Bond Plumbing Supply, Inc.

If there is any problem regarding this instruction please contact Lloyd Ramson, in our office in Miami ext. # 2112.

Thank you very much for your business:



**DISTRIBUTION REQUEST #9**  
**PAY ESTIMATE # 16 Sup 1**  
**\$ 4,256.80**

**WIRE INSTRUCTIONS FOR GEC, LLC**

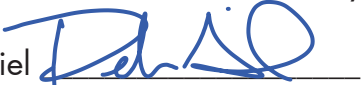
**ORIENTAL BANK**  
Oriental Bank  
Sunny Isle Branch  
St. Croix Virgin Islands  
Bank Rep: Ms. Clendenen 340-712-3711  
Bank Telephone number is 340-773-5350  
Routing number is = 221571415

**FOR THE BENEFIT OF:**  
GEC,LLC  
13F Estate Bethlehem, East airport road  
St. Croix, VI 00851  
Account Number = 0058033715



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: March 24, 2026

SUBJECT: Request for Payment to Various Vendors

Transmitted herewith for partial payment is Periodical Estimate No. 17 for construction services performed by GEC, LLC for **the Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003ASPRC15(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 the contract, and the necessary supporting docs are attached. Please disburse the payments as follows:

Item/Entity	Description	Amount
Otis Elevator	Subcontractor Payment	\$99,450.00
Sturdisteel	Subcontractor Payment	\$80,565.00
Protec	Subcontractor Payment	\$7,616.67
Caribbean Cooling	Subcontractor Payment	\$7,800.00
World Electric	Subcontractor Payment	\$7,310.36
GEC, LLC	Contractor Payment	\$73.47
VI Bureau of Internal Revenue	Gross Receipt Tax Deduction	\$10,674.50
Approved Payment	Periodical Estimate No. 17	\$213,490.00

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](mailto:kizma.petersen@dpw.vi.gov).



March 24, 2026

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

RE: APPROVED PERIODICAL ESTIMATE NO. 17  
CO03ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 17 relative to the above-mentioned contract. The payment is approved in the amount of **Two Hundred Thirteen Thousand, Four Hundred Ninety Dollars and Zero Cents (\$213,490.00)**.

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', is written over the printed name.

Derek Gabriel  
Commissioner

DG/klp

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:

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR

GEC, LLC

Contract No.

C003ASPRC15(GEC)

PERIODICAL ESTIMATE NO.

17

FOR PERIOD

10-8-25 to 11-14-25

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)
<b>B PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 43,925.00	\$ 31,075.00	58.57%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 37,500.00	\$ 1,000.00	97.40%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 18,000.00	\$ 2,000.00	90.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 243,000.00	\$ 37,000.00	86.79%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
<b>C TERENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 27,850.00	\$ 64,650.00	30.11%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 83,750.00	\$ 146,250.00	36.41%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
<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	\$ 63,000.00	\$ 14,000.00	81.82%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 17,500.00	\$ 77,500.00	18.42%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
<b>Totals</b>				\$ 4,100,000.00	\$ 4,100,000.00		\$ 2,665,607.50	\$ 1,434,392.50	65.0%

**SCHEDULE OF CHANGE ORDERS**

Item No.	Description of Item	Quantity	Unit of Measure	Cost Per Unit	Value	COMPLETED TO DATE		Value of Uncompleted Work	% Completed
						No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Time only	0	0	0	0	0	0	0	100
2	Change walls from drywall to cmu block	0	0	0	0	0	0	0	100
3	Time only	0	0	0	0	0	0	0	100
4	Time only	0	0	0	0	0	0	0	100
5	Time only	0	0	0	0	0	0	0	100
6	Time only	0	0	0	0	0	0	0	100
7	Add delay costs per CO 7 attachment-see attached Schedule of Values	0	0	\$ -	\$ -	0	\$ -	0	100
8	Time Extension	0	0	\$ -	\$ -	0	\$ -	0	100

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

A. Original contract amount	\$ 4,100,000.00
B. Plus: Additions	\$ 750,000.00
C. Less: Deductions	\$ (750,000.00)
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 8 Front) (or add second page if applicable)	\$ 2,665,607.50
2 Extra work performed to date	\$ 750,000.00
3 Total value of work performed to date	\$ 3,415,607.50
4 Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5 Less: Amount retained (See Note 1)	\$ 75,000.00
6 Net amount earned on contract work to date	\$ 3,340,607.50
7 Other deductions	\$ -
8 Less: Amount of previous payments	\$ -
9 BALANCE DUE THIS PAYMENT (See Note 2)	\$ 213,490.00

**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 2-26-22, and/or duly authorized

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. Wessel  
(Contractor) Title: Managing Member  
11/14/2025  
(Date)

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE**

I certify that I have checked and verified this Periodical Estimate No. 17 for the period of 10/8/2025 through 11/14/2025 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. 17 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, Commissioner of Public Works Date 3/18/2026
- N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
Vincent Robers, Commissioner Nominee of Sports, Parks and Recreation
- Michaela Nicholas, Architect/Engineer Date 03-17-2026  
Tawana Nicholas, Architect/Engineer

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)  
 PERIODICAL ESTIMATE NO. 17 FOR PERIOD 10-8-25 to 11-14-25  
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO 7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Completed to date	\$ Complete previous	A		Subtotal complete to date moved to PE line	B Retainage to date
							\$ Complete this PE	\$ Completed to date		
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
4	Fixed Seating	\$ 555,000.00							\$ 514,700.00	
4(i)	Contract Execution, Bonds, Insurance	\$ 55,500.00	\$ 55,500.00	100.0%	100%	\$ 55,500.00	\$ -	\$ 55,500.00		
4(ii)	Detailed SOV for fixed seating									
4(ia1)	Concrete materials for support walls under treads/risers A section	\$ 17,500.00		100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00		
4(ia2)	Concrete materials for support walls under treads/risers C section	\$ 17,500.00		100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00		
4(ib1)	Concrete labor support walls under treads/risers A Section	\$ 27,500.00		100.0%	100%	\$ 27,500.00	\$ -	\$ 27,500.00		
4(ib2)	Concrete labor support walls under treads/risers C section	\$ 27,500.00		100.0%	100%	\$ 27,500.00	\$ -	\$ 27,500.00		
4(ic1)	Concrete material treads/risers for bleacher seats A Section	\$ 45,000.00		100.0%	100%	\$ 45,000.00	\$ -	\$ 45,000.00		
4(ic2)	Concrete material treads/risers for bleacher seats C Section	\$ 45,000.00		100.0%	100%	\$ 45,000.00	\$ -	\$ 45,000.00		
4(iid1)	Concrete labor treads/risers for bleacher seats Section A (7 pours)									
	Pour 1	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 2	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 3	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 4	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 5	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 6	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 7	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
4(iid2)	Concrete labor treads/risers for bleacher seats Section C (7 pours)									
	Pour 1	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 2	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 3	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 4	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 5	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 6	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
	Pour 7	\$ 10,000.00		100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00		
4(iie)	Aluminum benches with backs material - A Section	\$ 139,200.00		100.0%	100%	\$ 139,200.00	\$ -	\$ 139,200.00		
4(if)	Aluminum benches with backs installation	\$ 40,300.00		0%	0%	\$ -	\$ -	\$ -		
7	Camera stands at dugouts	\$ 15,000.00							\$ 8,182.50	
7(i)	Contract Execution, Bonds, Insurance	\$ 1,500.00	\$ 1,500.00	100.0%	100%	\$ 1,500.00	\$ -	\$ 1,500.00		
7(ii)	Pour dugout camera stand walls	\$ 13,500.00		49.5%	49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		
11	Concession Areas	\$ 75,000.00							\$ 43,925.00	
11(i)	Contract Execution, Bonds, Insurance	\$ 7,500.00	\$ 7,500.00	100.0%	100%	\$ 7,500.00	\$ -	\$ 7,500.00		
11(ii)	Interior block walls	\$ 30,000.00		100.0%	100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		
11(iii)	Paint - ceiling only	\$ 800.00		100.0%	100%	\$ 800.00	\$ -	\$ 800.00		
11(iv)	Door and rolling shutter	\$ 22,500.00		25.0%	25%	\$ 5,625.00	\$ -	\$ 5,625.00		
11(v)	Floor finishes - sealed concrete	\$ 1,600.00		0%	0%	\$ -	\$ -	\$ -		
11(vi)	Wall tile floor to ceiling	\$ 12,600.00		0%	0%	\$ -	\$ -	\$ -		
	Note: Concession Equipment is a la carte item									
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir )	\$ 38,500.00							\$ 37,500.00	
13(i)	Contract Execution, Bonds, Insurance	\$ 3,850.00	\$ 3,850.00	100.0%	100%	\$ 3,850.00	\$ -	\$ 3,850.00		
13(ii)	First Aid and Souvenir Shop									
13(ia)	Interior block walls	\$ 30,000.00		100.0%	100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		
13(ib)	Paint - ceiling only	\$ 650.00		100.0%	100%	\$ 650.00	\$ -	\$ 650.00		
13(ic)	Doors	\$ 3,000.00		100.0%	100%	\$ 3,000.00	\$ -	\$ 3,000.00		
13(id)	Floor finishes - sealed concrete	\$ 1,000.00		0%	0%	\$ -	\$ -	\$ -		
16	Elevator	\$ 195,000.00							\$ 180,000.00	
16(i)	Contract Execution, Bonds, Insurance	\$ 19,500.00	\$ 19,500.00	100.0%	100%	\$ 19,500.00	\$ -	\$ 19,500.00		
	Subcontractor Otis Elevator					\$ -	\$ -	\$ -		
16(ii)	Supply elevator	\$ 160,500.00		100.0%	100%	\$ 160,500.00	\$ -	\$ 160,500.00		
16(iii)	Install elevator	\$ 15,000.00		0%	0%	\$ -	\$ -	\$ -		
17	Ticketing, Security and Gates Control	\$ 20,000.00							\$ 18,000.00	
17(i)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		
17(ii)	Interior block walls	\$ 9,000.00		100.0%	100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		
17(iii)	Paint	\$ 2,000.00		100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		
17(iv)	Doors	\$ 5,000.00		100.0%	100%	\$ 5,000.00	\$ -	\$ 5,000.00		
17(v)	Floor finishes - sealed concrete	\$ 2,000.00		0%	0%	\$ -	\$ -	\$ -		
18	Building Storage Area (under Bleachers)	\$ 20,000.00							\$ 13,000.00	
18(i)	Contract Execution, Bonds, Insurance	\$ 2,000.00	\$ 2,000.00	100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		
18(ii)	Interior block walls	\$ 9,000.00		100.0%	100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		
18(iii)	Paint	\$ 2,000.00		100.0%	100%	\$ 2,000.00	\$ -	\$ 2,000.00		
18(iv)	Doors	\$ 5,000.00		0%	0%	\$ -	\$ -	\$ -		
18(v)	Floor finishes	\$ 2,000.00		0%	0%	\$ -	\$ -	\$ -		
	Note: This area is the storage closet next to the electrical room									
21	Field - Grading, Drainage, Field Markings									
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00							\$ 243,000.00	
21a(i)	Contract Execution, Bonds, Insurance	\$ 28,000.00	\$ 28,000.00	100.0%	100%	\$ 28,000.00	\$ -	\$ 28,000.00		
21a(ii)	Move surcharge Materials to field	\$ 140,000.00		100.0%	100%	\$ 140,000.00	\$ -	\$ 140,000.00		
21a(iii)	Finish grading, Drainage	\$ 100,000.00		75.0%	75%	\$ 75,000.00	\$ -	\$ 75,000.00		
21a(iv)	Field Markings	\$ 12,000.00		0%	0%	\$ -	\$ -	\$ -		

21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00
21b(i)	Contract Execution, Bonds, Insurance	\$ 89,000.00	100.0%	100%	\$ 89,000.00	\$ -	\$ 89,000.00			
21b(ii)	Field lighting material purchase PEJ Stadium	\$ 741,000.00	100.0%	100%	\$ 741,000.00	\$ -	\$ 741,000.00			
21b(iii)	Field lighting installation PEJ Stadium	\$ 60,000.00	100.0%	100%	\$ 60,000.00	\$ -	\$ 60,000.00			
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00
23(i)	Contract Execution, Bonds, Insurance	\$ 5,400.00	100.0%	100%	\$ 5,400.00	\$ -	\$ 5,400.00			
23(ii)	Bull pen fencing	\$ 40,000.00		0%	\$ -	\$ -	\$ -			
23(iii)	Bull pen markings	\$ 2,000.00		0%	\$ -	\$ -	\$ -			
23(iv)	Backstop netting & Pads	\$ 6,600.00		0%	\$ -	\$ -	\$ -			
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>									
2	Foundations - Spread Footing Type	\$ 92,500.00								\$ 27,850.00
2(i)	Contract Execution, Bonds, Insurance	\$ 9,250.00	100.0%	100%	\$ 9,250.00	\$ -	\$ 9,250.00			
2(ii)	Structural fill under slab on grade	\$ 23,250.00	80.0%	80%	\$ 18,600.00	\$ -	\$ 18,600.00			
2(iii)	Slab on grade	\$ 60,000.00		0%	\$ -	\$ -	\$ -			
2a	(New) Excavation Backfill & Grading	\$ 115,000.00								\$ 115,000.00
2a(i)	Contract Execution, Bonds, Insurance	\$ 11,500.00	100.0%	100%	\$ 11,500.00	\$ -	\$ 11,500.00			
2a(ii)	Rough grading for field/drainage at TM	\$ 103,500.00	100.0%	100%	\$ 103,500.00	\$ -	\$ 103,500.00			
4	Seating & Amenities	\$ 85,000.00								\$ 35,500.00
4(i)	Contract Execution, Bonds, Insurance	\$ 8,500.00	100.0%	100%	\$ 8,500.00	\$ -	\$ 8,500.00			
4(ii)	Concrete materials for support walls under treads/risers	\$ 4,275.00		0%	\$ -	\$ -	\$ -			
4(iii)	Concrete labor support walls under treads/risers	\$ 5,225.00		0%	\$ -	\$ -	\$ -			
4(iv)	Concrete materials treads/risers for bleacher seats	\$ 13,500.00		0%	\$ -	\$ -	\$ -			
4(v)	Concrete labor treads/risers for bleacher seats	\$ 16,000.00		0%	\$ -	\$ -	\$ -			
4(vi)	Aluminum benches material 900 lf of benches	\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00			
4(vii)	Aluminum benches installation	\$ 10,500.00		0%	\$ -	\$ -	\$ -			
5	Fields	\$ 230,000.00								\$ 83,750.00
5(i)	Contract Execution, Bonds, Insurance	\$ 23,000.00	100.0%	100%	\$ 23,000.00	\$ -	\$ 23,000.00			
5(ii)	Finish grading, Drainage	\$ 81,000.00	75.0%	75%	\$ 60,750.00	\$ -	\$ 60,750.00			
5(iii)	Field Markings	\$ 12,000.00		0%	\$ -	\$ -	\$ -			
5(iv)	Outfield fence TM	\$ 42,000.00		0%	\$ -	\$ -	\$ -			
5(v)	Outfield fence PEJ	\$ 72,000.00		0%	\$ -	\$ -	\$ -			
6	Mechanical, Electrical & Plumbing	\$ 95,000.00								\$ 9,500.00
6(i)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00			
6(ii)	Plumbing Slab rough-in	\$ 10,000.00		0%	\$ -	\$ -	\$ -			
6(iii)	Plumbing stubouts at walls	\$ 5,000.00		0%	\$ -	\$ -	\$ -			
6(iv)	Plumbing fixtures	\$ 30,000.00		0%	\$ -	\$ -	\$ -			
6(v)	Electrical slab rough-in	\$ 10,000.00		0%	\$ -	\$ -	\$ -			
6(vi)	Electrical in walls	\$ 10,000.00		0%	\$ -	\$ -	\$ -			
6(vii)	Electrical fixtures	\$ 14,000.00		0%	\$ -	\$ -	\$ -			
6(viii)	Exhaust fans	\$ 6,500.00		0%	\$ -	\$ -	\$ -			
8	(New) Field Lights	\$ 270,000.00								\$ 270,000.00
8(i)	Contract Execution, Bonds, Insurance	\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00			
8(ii)	Field lighting material purchase TM Stadium	\$ 203,000.00	100.0%	100%	\$ 203,000.00	\$ -	\$ 203,000.00			
8(iii)	Field lighting installation TM Stadium	\$ 40,000.00	100.0%	100%	\$ 40,000.00	\$ -	\$ 40,000.00			
9	(New) Rest Room Structure	\$ 175,000.00								\$ 17,500.00
9(i)	Contract Execution, Bonds, Insurance	\$ 17,500.00	100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00			
9(ii)	Interior block walls	\$ 70,000.00		0%	\$ -	\$ -	\$ -			
9(iii)	Paint	\$ 17,500.00		0%	\$ -	\$ -	\$ -			
9(iv)	Doors - toilet partitions	\$ 47,500.00		0%	\$ -	\$ -	\$ -			
9(v)	Floor finishes	\$ 22,500.00		0%	\$ -	\$ -	\$ -			
<b>D</b>	<b>CRUCIAN CHRISTMAS CARNIVAL VILLAGE</b>									
	No Scope									
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
3	Site Infrastructure - Water	\$ 77,000.00								\$ 63,000.00
3(i)	Contract Execution, Bonds, Insurance	\$ 7,700.00	100.0%	100%	\$ 7,700.00	\$ -	\$ 7,700.00			
3(ii)	WAPA tap and meter installation	\$ 19,300.00	100.0%	100%	\$ 19,300.00	\$ -	\$ 19,300.00			
3(iii)	Water main from tap to building	\$ 30,000.00	100.0%	100%	\$ 30,000.00	\$ -	\$ 30,000.00			
3(iv)	Sewer tie-in to existing manhole	\$ 20,000.00	30.0%	30%	\$ 6,000.00	\$ -	\$ 6,000.00			
4	Site Infrastructure - Electrical	\$ 193,000.00								\$ 19,300.00
4(i)	Contract Execution, Bonds, Insurance	\$ 19,300.00	100.0%	100%	\$ 19,300.00	\$ -	\$ 19,300.00			
4(ii)	Light Fixtures installation	\$ 53,700.00		0%	\$ -	\$ -	\$ -			
4(iii)	Wire installation	\$ 45,000.00		0%	\$ -	\$ -	\$ -			
4(iv)	Service Drop installation	\$ 45,000.00		0%	\$ -	\$ -	\$ -			
4(v)	Conduit installatoin	\$ 30,000.00		0%	\$ -	\$ -	\$ -			
5	Site Infrastructure - Lighting	\$ 95,000.00								\$ 9,500.00
5(i)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00			
5(ii)	Site lighting material	\$ 85,500.00		0%	\$ -	\$ -	\$ -			
	Note: On hold pending a la Carte Item E.a change									
6	Roads, Parking & Pathways:	\$ 335,000.00								\$ 33,500.00
6(i)	Contract Execution, Bonds, Insurance	\$ 33,500.00	100.0%	100%	\$ 33,500.00	\$ -	\$ 33,500.00			
6(ii)	Parking area between PEJ and TM field	\$ 281,500.00		0%	\$ -	\$ -	\$ -			
6(iii)	Striping for Parking area	\$ 10,000.00		0%	\$ -	\$ -	\$ -			
6(iv)	Signage for Parking area	\$ 10,000.00		0%	\$ -	\$ -	\$ -			
6a	(New) Sidewalks & Walkways	\$ 95,000.00								\$ 17,500.00
6a(i)	Contract Execution, Bonds, Insurance	\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00			
6a(ii)	Entry stairs PEJ Stadium	\$ 18,000.00		0%	\$ -	\$ -	\$ -			
6a(iii)	End stairs at PEJ stadium	\$ 40,000.00	20.0%	20%	\$ 8,000.00	\$ -	\$ 8,000.00			
6a(iv)	Accessible ramp from parking to PEJ stadium	\$ 6,500.00		0%	\$ -	\$ -	\$ -			
6a(v)	Sidewalk from parking to TM field	\$ 6,000.00		0%	\$ -	\$ -	\$ -			
6a(vi)	Sidewalk from entry stairs to Main roadway to West	\$ 15,000.00		0%	\$ -	\$ -	\$ -			
6b	(New) Landscaping	\$ 100,000.00								\$ 10,000.00
6b(i)	Contract Execution, Bonds, Insurance	\$ 10,000.00	100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00			
6b(ii)	Procure 8 Royal Palms	\$ 20,000.00		0%	\$ -	\$ -	\$ -			
6b(iii)	Install palms and landscaping	\$ 70,000.00		0%	\$ -	\$ -	\$ -			
<b>Totals</b>		\$ 4,100,000.00	\$ 4,100,000.00		65.01%	\$ 2,665,607.50	\$ -	\$ 2,665,607.50	\$ 2,665,607.50	\$ -

GOVERNMENT OF THE VIRGIN ISLANDS  
 PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET FOR CHANGE ORDER 7

NAME OF PROJECT: Supplemental Contract Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands  
 NAME OF CONTRACTOR: GEC, LLC Contract No. C003ASPRC15(GEC)  
 Change Order 7 Schedule of Values FOR PERIOD 10-8-25 to 11-14-25  
 Supplemental Contract Paul E. Joseph Stadium and Sports Complex Worksheet revised for CO7

Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	A		B
								\$ Complete this PE	\$ Completed to date	Retainage to date
<b>B</b>	<b>PAUL E. JOSEPH STADIUM</b>									
<b>C</b>	<b>TERRENCE MARTIN FIELD</b>	\$ (49,500.00)								
4(iiia)	Concrete materials for support walls under treads/risers		\$ (4,275.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiib)	Concrete labor support walls under treads/risers		\$ (5,225.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiic)	Concrete materials treads/risers for bleacher seats		\$ (13,500.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiid)	Concrete labor treads/risers for bleacher seats		\$ (16,000.00)			0%	\$ -	\$ -	\$ -	\$ -
4(iiif)	Aluminum benches installation		\$ (10,500.00)			0%	\$ -	\$ -	\$ -	\$ -
5	Fields	\$ (42,000.00)								
5(iv)	Outfield fence TM		\$ (42,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ (65,500.00)								
6(iii)	Plumbing stubouts at walls		\$ (5,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iv)	Plumbing fixtures		\$ (30,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(v)	Electrical slab rough-in		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(vii)	Electrical fixtures		\$ (14,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(viii)	Exhaust fans		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9	(New) Rest Room Structure	\$ (157,500.00)								
9(ii)	Interior block walls		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iii)	Paint		\$ (17,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9(iv)	Doors - toilet partitions		\$ (47,500.00)			0%	\$ -	\$ -	\$ -	\$ -
9(v)	Floor finishes		\$ (22,500.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>E</b>	<b>SITE IMPROVEMENTS</b>									
6	Roads, Parking & Pathways:	\$ (301,500.00)								
6(ii)	Parking area between PEJ and TM field		\$ (281,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iii)	Striping for Parking area		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6(iv)	Signage for Parking area		\$ (10,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ (44,000.00)								
6a(ii)	Entry stairs PEJ Stadium		\$ (16,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ (6,500.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(v)	Sidewalk from parking to TM field		\$ (6,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ (15,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ (90,000.00)								
6b(iii)	Procure 8 Royal Palms		\$ (20,000.00)			0%	\$ -	\$ -	\$ -	\$ -
6b(ii)	Install palms and landscaping		\$ (70,000.00)			0%	\$ -	\$ -	\$ -	\$ -
<b>I</b>	<b>Delay costs related to CLOMR PER C07</b>	\$ 750,000.00	\$ 750,000.00	100.0%		100%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00
<b>Totals</b>		\$ -	\$ -			0.00%	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 75,000.00

- Notes:  
 1. Retainage held after 50% progress (PE6) is released in accordance with section 24(c) of contract.  
 2. See attached payment distribution request in accordance with Amendment No. 1 of contract

Distribution Requests for PEJ Pay Estimates 49 & 50 original, and Pay Estimates 16 & 17 Supplemental Contract 1										Pay Estimate details			
Distribution Request #	Pay to	Amount	APM Inv #	Description	PE (Item #)	Date to DG et al	PE 49 Orig. payments from PFA direct to vendors/GEC	PE 16 Sup 1 payments from PFA direct to vendors/GEC	PE 17 Sup 1 payments from PFA direct to vendors/GEC	PE 50 Orig. payments from PFA direct to vendors/GEC			
				PE Gross Amount	Labor		\$ 143,285.32	\$ 53,070.75	\$ 213,490.00	\$ 193,159.68			
				GRT Tax deduction			\$ (7,164.27)	\$ (2,653.54)	\$ (10,674.50)	\$ (9,657.98)			
				Net PE amount			\$ 136,121.05	\$ 50,417.21	\$ 202,815.50	\$ 183,501.70			
1	Medley Pipe and Steel	\$ 29,797.95	14420	Party deck railing	Orig (15c)	1/12/2026	\$ (29,797.95)						
2	Medley Pipe and Steel	\$ 3,289.95	14425	Stair rails	Orig (20e)	1/12/2026	\$ (3,289.95)						
3	GEC, LLC (Rev 12-5)	\$ 25,836.32	n/a	Progress payment	n/a	1/12/2026	\$ (24,699.04)						
4	Ferguson Enterprises, LLC	\$ 55,737.81	14416	SS Toilet/Urinal Stalls	Orig (10a)	1/12/2026	\$ (55,737.81)						
5	Berl's Commerical Supply	\$ 21,459.02	14416	Toilet Accessories	Orig (10a)	1/12/2026	\$ (21,459.02)						
6	Total Restroom	\$ 1,137.28	14416	Changing Stations	Orig (10a)	1/12/2026	\$ (1,137.28)						
7	Bond Plumbing Supply	\$ 3,929.03	14431	PVC pipe for Bldg	Orig (28a)	1/12/2026	\$ (3,929.03)						
8	Bond Plumbing Supply	\$ 42,231.38	14431	Plumbing fixtures	Orig (28a)	1/12/2026	\$ (42,231.38)						
9	GEC, LLC	\$ 3,119.52	n/a	Progress payment	n/a	1/12/2026	\$ (4,256.80)						
10	Otis Elevator	\$ 99,450.00	14616	Otis elevator	Sup 1 (16(iii))	1/12/2026		\$ (99,450.00)					
11	Sturdisteel	\$ 80,565.00	14545	PEJ Benches with backs	Sup 1 (B.4(1e))	1/12/2026		\$ (80,565.00)					
12	Protec	\$ 7,616.67	14426	Exhaust fans	Orig (25a)	1/12/2026		\$ (7,616.67)					
13	Caribbean Cooling	\$ 7,800.00	14426	Elevator control A/C	Orig (25a)	1/12/2026		\$ (7,800.00)					
14	World Electric	\$ 7,310.36	14430	PVC Conduit	Orig (25a)	1/12/2026		\$ (7,310.36)					
15	GEC, LLC	\$ 73.47	n/a	Progress payment	n/a	1/12/2026		\$ (73.47)					
16	Ready Access	\$ 2,180.00	14415	Ticket window	Orig (8c)	1/12/2026			\$ (2,180.00)				
17	Ferguson	\$ 49,992.78	14415	PEJ Lockers and benches	Orig (8c)	1/12/2026			\$ (49,992.78)				
18	LED Lighting	\$ 39,120.73	14427	Light Fixtures	Orig (26a)	1/12/2026			\$ (39,120.73)				
19	World Electric	\$ 21,542.61	14428	Building wire nic 35KV	Orig (26b) part	1/12/2026			\$ (84,457.42)				
20	World Electric	\$ 1,192.91	14429	Pole riser connection	Orig (26c) part	1/12/2026			\$ (1,192.90)				
21	GEC, LLC	\$ 6,637.86	n/a	Progress payment	n/a	1/12/2026			\$ (6,557.87)				
				<b>Balance remaining</b>			\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00			

U&W  
PO Box 1720  
Kingshill, USVI, 00851  
Ph: 340-778-0012  
Fax: 340-778-2545  
email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
U&W Industrial Supply, LLC  
P.O. Box 1720 Kingshill  
St. Croix, VI 00851

DATE  
04/06/2023  
INVOICE NO.  
14616

ATTENTION: Paul E. Joseph Stadium

CUSTOMER #: 0000522  
Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
01	Otis Hydrofit Elevator (1Ea)	1.00	160,500.00	160,500.00
02	3500 lb Passenger Cab @125fpm	0.00	0.00	0.00
03	2 stops with 2 openings	0.00	0.00	0.00
04	Rise 12 ft 8 in	0.00	0.00	0.00
05	Clear car inside dimensions 5'-6" wide 5' - 6" deep	0.00	0.00	0.00
06	Center opening door 42" wide x 84" high	0.00	0.00	0.00
07	Simplex operation	0.00	0.00	0.00
08	208 volts AC, three phase, 60 Hertz	0.00	0.00	0.00
			<b>DUE THIS INVOICE</b>	<b>\$160,500.00</b>

See attached:  
Otis Elevator Invoice and wire instructions

THANK YOU



Otis Elevator Company  
 11760 US Hwy 1 Suite W600  
 Palm Beach Gardens FL 33408

CUSTOMER NBR	INVOICE DATE	DUE DATE	INVOICE NUMBER
65436589	12/05/24	01/04/25	240000250134

<b>AMOUNT DUE</b>
<b>\$ 99,450.00</b>

# INVOICE

Pay Estimate 17 Sup 1

Distribution Request # 10 APM Invoice 14616 Items 01-08

Mail Payment to:

**Otis Elevator Company**  
**PO Box 15029**  
**San Juan PR 00902-8529**

**GEC, LLC**  
**PO Box 1656**  
**Kingshill VI 00851**

For Any Questions Concerning This Invoice.

Contact OTIS At: **787-765-4969**

Or Write:

**Otis Elevator Company**  
**121 Ganges St, El Paraiso**  
**Rio Piedras PR 00926**

**Building Reference:**

OTIS - Paul E Joseph Baseball Stadium  
 Waterfront  
 Fredericksted St. Croix VI 00822

**CUSTOMER REF. NUMBER: F7N1DL78**

<b>1</b>	<b>ORIGINAL CONTRACT SUM</b>	\$	<b>130,000.00</b>
<b>2</b>	<b>ALL CONTRACT CHANGES</b>		
	2a. Included Change Orders	\$	-
	2b. Detail and Summary Change Orders	\$	-
	2c. Extras (X-Order Memos)	\$	-
<b>3</b>	<b>CONTRACT SUM OF DATE</b> (Line 1+2a+2b+2c)	\$	<b>130,000.00</b>
<b>4</b>	<b>AMOUNT SUBJECT TO PROGRESS BILLING</b>	\$	<b>130,000.00</b>
<b>5</b>	<b>TOTAL COMPLETED AND STORED TO DATE</b> (Column G on G703)	\$	<b>110,500.00</b>
<b>6</b>	<b>RETAINAGE</b>		
	6a. <u>10.0%</u> of Completed Work	\$	<u>11,050.00</u>
	(Column D+E on G703)		
	6b. % of Stored Material	\$	-
	(Column F on G703)		
	6c. Fixed Retainage	\$	-
	Total Retainage (Line 6a+6b+6c OR Total in Column I on G703)	\$	<b>11,050.00</b>
<b>7</b>	<b>TOTAL EARNED LESS RETAINAGE</b> (Column 5 Less Line 6 Total)	\$	<b>99,450.00</b>
<b>8</b>	<b>CURRENT EXTRAS ON CONTRACT</b>	\$	-
<b>9</b>	<b>LESS PREVIOUS CERTIFICATES FOR PAYMENT</b> (Line 7 + 8 from prior certificate)	\$	<b>0.00</b>
<b>10</b>	<b>TOTAL CONSIDERATION, EXCLUDING TAX</b> (Line 7 + 8 - 9)	\$	<b>99,450.00</b>
<b>11</b>	<b>TAX</b>	\$	-
<b>12</b>	<b>CURRENT PAYMENT DUE</b> (Line 10+11)	\$	<b>99,450.00</b>
<b>13</b>	<b>BALANCE TO FINISH, PLUS RETAINAGE</b> (Line 4-(7+8))	\$	<b>30,550.00</b>

We certify that the goods were produced in compliance with all applicable requirements of sections 6, 7 and 12 of the FAIR LABOR STANDARDS ACT, as amended, and of regulations and orders of the UNITED STATES DEPARTMENT OF LABOR issued under section 14 hereof. Overdue payments shall bear an interest charges on the overdue amount calculated from the payment due date of the invoice at the rate of one and one half percent (1.5%) per month or the maximum rate allowed by applicable law, whichever is less. A processing fee will be applied to credit card payments. "If you should have any open credits on account please take a moment to read. Unless you have directed specific payments to be applied to specific invoices, any open unapplied cash or credit memos will automatically be applied to outstanding invoices on account, oldest to newest."

BREM1003

Otis Elevator payment instructions.

Otis uses ACH through the Otis Elevator link below.

[GPOtisNEMODBillingdept@otis.com](mailto:GPOtisNEMODBillingdept@otis.com)

Use the following information at the link:

- A. Customer Number: 65436589
- B. Invoice Number: 240000250134
- C. Project Name: Paul E Joseph Baseball Stadium
- D. Project Number: F7N1DL78

U&W  
PO Box 1720  
Kingshill, USVI, 00851  
Ph: 340-778-0012  
Fax: 340-778-2545  
email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
P.O. Box 1656, Kingshill  
St. Croix, VI 00851

DATE  
11/07/2022  
INVOICE NO.  
14545

ATTENTION:

CUSTOMER #: 0000522  
Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
01	B. PAUL E. JOSEPH STADIUM for PEJ Stadium	0.00	0.00	0.00
02	4 (iie) Aluminum Benches with Backs material 1740 lf	1,740.00	80.00	139,200.00
03	C. TERRANCE MARTIN FIELD	900.00	30.00	27,000.00
04	4 (iie) Aluminum Benches material 900 lf of benches	0.00	0.00	0.00
<b>DUE THIS INVOICE</b>				<b>\$166,200.00</b>

Suspended-will include when work is released

U&W PO # 001649-GEC  
Sturdisteel quote# 121025A

**Please see attached:  
Sturdisteel PO, Quote, and Wire Instructions**

THANK YOU

**FINAL DESTINATION:**

**ST. CROIX**

**PURCHASE ORDER**

**Distribution Request # 11**

**Pay Estimate # 17 Sup 1**

U&W INDUSTRIAL SUPPLY, LLC  
 P.O. BOX 1720 KINGSHILL  
 ST. CROIX VI 00851  
 Tel: 340-778-0012

Email: orders@uwstx.com

P.O. Number	001649-GEC
Job Number	522-214
Print Date	12/08/2025
Ship Date	01/08/2025
ETA On Island	01/19/2025

**To** Sturdisteel  
 P.O. Box 2655, Waco, TX 76702-2655

**Ship to** U&W Industrial Supply, LLC  
 Tropical Shipping  
 1489 Martin Luther King Jr. Blvd.  
 Riviera Beach, Florida 33404  
 Contact & Tel: CS: (561) 881-3999

Contact & Tel: Joe- (254) 666-5155

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			ACH	Tropical	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote	80,565.00	80,565.00	
					0.00	
					0.00	
					0.00	
					0.00	

**INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS & EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.**

**ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)**

**TOTAL INCLUDING TAX \$80,565.00**

**Comment:** \_\_\_\_\_  
 \_\_\_\_\_

**BY:** \_\_\_\_\_

### GRANDSTANDS & PRESS BOXES

DATE: 12/10/2025

TO: Erika Moody (U&W Industrial Supply)

FOR: Paul E. Joseph Stadium (St. Croix, U.S. Virgin Islands)

WE ARE TRANSMITTING THREE PAGES TO YOU, INCLUDING THIS PAGE. IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL 1-800-433-3116.

### ANODIZED ALUMINUM SEAT BOARDS AND END CAPS – PEJ STADIUM:

- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 6')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 9')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 10')
- (Qty. 4) 2" x 10" anodized aluminum seat board (Length: 14')
- (Qty. 4) 2" x 10" anodized aluminum seat board (Length: 15')
- (Qty. 13) 2" x 10" anodized aluminum seat board (Length: 16')
- (Qty. 22) 2" x 10" anodized aluminum seat board (Length: 17')
- (Qty. 11) 2" x 10" anodized aluminum seat board (Length: 18')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 19')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 20')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 21')
- (Qty. 11) 2" x 10" anodized aluminum seat board (Length: 22')
- (Qty. 13) 2" x 10" anodized aluminum seat board (Length: 23')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 26')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 27')
- (Qty. 1) 2" x 10" anodized aluminum seat board (Length: 28')
- (Qty. 174) End Caps for seat boards (anodized aluminum)

### ANODIZED ALUMINUM BACKREST BOARDS AND END CAPS – PEJ STADIUM:

- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 6')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 9')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 10')
- (Qty. 4) 2" x 6" anodized aluminum backrest board (Length: 14')
- (Qty. 4) 2" x 6" anodized aluminum backrest board (Length: 15')
- (Qty. 13) 2" x 6" anodized aluminum backrest board (Length: 16')
- (Qty. 22) 2" x 6" anodized aluminum backrest board (Length: 17')
- (Qty. 11) 2" x 6" anodized aluminum backrest board (Length: 18')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 19')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 20')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 21')
- (Qty. 11) 2" x 6" anodized aluminum backrest board (Length: 22')
- (Qty. 13) 2" x 6" anodized aluminum backrest board (Length: 23')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 26')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 27')
- (Qty. 1) 2" x 6" anodized aluminum backrest board (Length: 28')
- (Qty. 174) End Caps for backrest boards (anodized aluminum)

### Hardware:

- (1 Lot) Galvanized bolts, galvanized nuts, aluminum hold down clips, galvanized concrete anchor bolt, end caps for seats and backrest w/rivets.

### MATERIALS INCLUDED:

1. Nominal 2x10 clear anodized aluminum seat board
2. Nominal 2x6 clear anodized aluminum backrest boards
3. 4" Aluminum angle tread mounted Z-Bracket.
  - a) Two (2) concrete screw anchors per Z-Bracket.
4. Aluminum end caps w/ drive rivets provided for ends of each new aluminum seat board.
5. Aluminum end caps w/ drive rivets provided for the end of each new aluminum backrest board.
6. Two (2) Hold down clips with nuts and bolts as needed for attachment of seat board to the Z-brackets.
7. Please Note: Concrete tread must be flat and level to allow for proper attachment of Z-bracket.
8. Backrest supports
  - a) Three (3) hold down clips per backrest support.

### PROJECT PRICING

Materials \_\_\_\_\_ \$80,565.00

**\*This price is a LUMP SUM for all the seat boards, backrest boards, backrest supports, 4" z-brackets, concrete anchor bolts, end caps, and hold down clip assemblies\***

**\*Shipping and handling to be handled by purchaser\***

### STURDISTEEL NOTES

1. Sturdisteel is AISC Certified.
2. **STURDISTEEL WILL BE THE MATERIALS SUPPLIER ONLY.**
3. The rise established by U&W Industrial Supplies was 1'-3" and sturdisteel is supplying a 4" Z-bracket option per the customer's request. With the rise per row being 1'-3", the Z-bracket being 4", and the seat board being 1.5", the overall seat height will be 20.5" above the tread surface.
4. **Shipping and Handling will be handled by the purchaser for a FOB pickup at our fabrication plant in Hewitt, Texas.**
5. **STURDISTEEL EXCLUDES-** Any customs duties, import taxes, excise taxes, documentation expenses, shipping carrier fees, import taxes, city or sales tax, permits, bonds or fees, any 3<sup>rd</sup> party onsite inspections, any plan approval time, any testing fees, *any item not specifically mentioned as included.*

P.O. Box 2655, Waco, TX 76702-2655 • 1.800.433.3116

[www.sturdisteel.com](http://www.sturdisteel.com)  
A Division of Schultz Industries, Inc.



## Quote APM 14545 Item 02

### GRANDSTANDS & PRESS BOXES

6. Projected Project Durations
  - a) Submittals, fabrication and installation timelines will be finalized upon the awarding of the job.
7. Sturdisteel quote is good for 30 days.
8. Sturdisteel will be the materials provider only and shipping will need to be handled by the purchaser.
9. ***This scope sheet is to become part of any purchase order or contract for this project.***

If you have any questions, please contact me via email at [Jkirkland@sturdisteel.net](mailto:Jkirkland@sturdisteel.net) or at 800-433-3116. Please see our new website for more information such as specifications and previous projects by Sturdisteel at [www.sturdisteel.com](http://www.sturdisteel.com).

Joe Kirkland, Sales



Grandstands • Bleachers • Stadium Seating

TO WHOM IT MAY CONCERN:

RE: ACH INSTRUCTIONS

Bank Name: American Bank  
P. O. Box 154068  
Waco, TX 76715-4068

Account Name: Schultz Industries, Inc.

Routing #: 111900604

Acct #: 241306505

Please feel free to contact me if you have any questions at 254-666-5155 or email at [tnehring@sturdisteel.net](mailto:tnehring@sturdisteel.net).

Tammie Nehring  
Assistant Controller

U&W  
 PO Box 1720  
 Kingshill, USVI, 00851  
 Ph: 340-778-0012  
 Fax: 340-778-2545  
 email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
 P.O. Box 1656, Kingshill  
 St. Croix, VI 00851

DATE  
 09/13/2021  
 INVOICE NO.  
 14426

ATTENTION:

CUSTOMER #: 0000522  
 Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
01	25. MECHANICAL	0.00	0.00	0.00
02	25a. Mechanical material	0.00	0.00	0.00
03	Exhaust fan 1,2 ✓	2.00	6,500.00	13,000.00
04	Exhaust fan 3,4 ✓	2.00	4,500.00	9,000.00
05	Exhaust fan 5 ✓	1.00	12,000.00	12,000.00
06	Louver 1-4 Louvers 1-7	4.00	2,500.00	10,000.00
07	Louver 5 to be fabricated	1.00	2,000.00	2,000.00
08	Louver 6,7 by GEC	2.00	1,500.00	3,000.00
09	Interior grills, ductwork package	1.00	4,500.00	4,500.00
10	Mini Split A/C for Elevator room	1.00	6,500.00	6,500.00

**DUE THIS INVOICE** \$60,000.00

In GEC  
 Warehouse

U&W PO#002253-GEC  
 Protec, Inc quote 111725

U&W PO#002295-GEC  
 Caribbean Cooling quote 01019525

**Please see attached:**  
**Protec, Inc PO, Quote and Wiring Instructions**  
**Caribbean Cooling PO, Quote and Wiring Instructions**

**THANK YOU**

**FINAL DESTINATION:**

**ST. CROIX**

**PURCHASE ORDER**

**Distribution Request # 12**

**Pay Estimate # 17 Sup 1**

U&W INDUSTRIAL SUPPLY, LLC  
 P.O. BOX 1720 KINGSHILL  
 ST. CROIX VI 00851  
 Tel: 340-778-0012  
 Email:orders@uwstx.com

P.O. Number	002253-GEC
Job Number	514-222
Print Date	11/18/2025
Ship Date	11/25/2025
ETA On Island	12/02/2025

To Protec, Inc.  
 6935 N.W. 50th Street  
 Miami FL 33166

Ship to U&W Industrial Supply, LLC  
 Tropical Shipping  
 9505 NW 108th Ave  
 Miami FL 33178  
 Contact & Tel: CS: 305-805-7678

Contact & Tel: Jose: 305-594-3684

ORDERED BY		TERMS	SHIP VIA	F.O.B.		
JW		Wire	Tropical Shipping	Destination		
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote 111725	7616.67	7616.67	
<p><b>INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.</b></p>						
<p><b>ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)</b></p>						

**TOTAL INCLUDING TAX 57,616.67**

Comment: \_\_\_\_\_  
 \_\_\_\_\_

BY: \_\_\_\_\_

# Quote for APM 14426 Item's 03 to 08



By: <b>JOSE LUIS GONZALEZ</b>		For: <b>ERIKA MOODY</b>	
Job Name: <b>2725 U &amp; W INDUSTRIAL SUPPLY</b>	Quote No: <b>111725</b>	Date: <b>11/17/2025</b>	

## Quotation

<u>Qty</u>	<u>Description</u>	<u>Price (Each)</u>	<u>Extended Price</u>
1	180 ACWB -(180W5B)	1791.55	1791.55
1	ODP -1/2HP - 115V/1 PH/ 60 1140/0000		
1	DRIVES (1.5 SF) @ 982 RPM		
1	D18 ROUND DAMPER		
1	HURRICANE RATED		
	--EF-1		
1	195 ACWB -(195W5B)	1310.47	1310.47
1	ODP -1/2HP - 115V/1 PH/ 60 1725/0000		
1	DRIVES (1.5 SF) @ 882 RPM		
1	D22 ROUND DAMPER		
1	HURRICANE RATED		
	--EF-2		
2	120 ACEB TYPE B -(120C3B)	845.93	1691.86
2	ODP -1/4HP - 115V/1 PH/ 60 1725/0000		
2	DRIVES (1.5 SF) @ 1476 RPM		
2	BD-14 DAMPER		
2	RCG 18 9.5H -C+T-N		
2	HURRICANE RATED		
	--EF-3,4		
1	245 ACWB -(245W5B)	2322.79	2322.79
1	ODP -1/2HP - 115V/1 PH/ 60 1140/0000		
1	DRIVES (1.5 SF) @ 521 RPM		
1	D22 ROUND DAMPER		
1	HURRICANE RATED		
	--EF-5		

Total Price:	<b>\$7116.67</b>
Freight:	<b>\$500.00</b>
Total Price; FFA:	<b>\$7616.67</b>



Bank of America  
North America Treasury Servicing & Operations  
FL9-200-03-05 9000 Southside Blvd Bldg 200  
Jacksonville, FL 32256  
T 888-400-9009 F 888-841-8160  
eService@BankofAmerica.com

November 12, 2024

PROTEC, INC.

Regarding: **Account / Routing Number Confirmation**

Please accept this letter as confirmation that, according to our records, the account referenced below is maintained at Bank of America, N.A. with the following information:

Account number:	<b>898126387644</b>
Active ACH Blocks/Filters on file	<b>Yes</b>
Routing number ACH/EFT	<b>063100277</b>
Routing number DOM. WIRES	<b>026009593</b>
SWIFT Code INTL WIRES	<b>BOFAUS3N (BOFAUS6S if incoming wire is in foreign currency)</b>
Account Name:	<b>PROTEC, INC.</b>
Account Address:	<b>6935 NW 50TH ST MIAMI FL 33166-5633</b>

The information set forth above is as of **November 12, 2024**. Please note that the information provided by the Bank in this letter is given as of the date of this letter and is subject to change without notice, and is provided in strict confidence to you for your own use only, without any responsibility, guarantee, representation, warranty (expressed or implied), commitment or liability on the part of the Bank, its parents, subsidiaries or affiliates or any of its or their directors, officers or employees to you or any third party, and none of them assumes any duties or obligations to you in connection herewith. This letter is not to be quoted or referred to without the Bank's prior written consent. The Bank has no duty and undertakes no responsibility to update or supplement the information set forth in this letter.

If you have any questions, or require further assistance, please do not hesitate to contact us at **888-400-9009**.

# FINAL DESTINATION:

Distribution Request # 13  
Pay Estimate # 17 Sup 1

## ST. CROIX PURCHASE ORDER

U&W INDUSTRIAL SUPPLY, LLC  
P.O. BOX 1720 KINGSHILL  
ST. CROIX VI 00851  
Tel: 340-778-0012

Email: orders@uwstx.com

P.O. Number	002295-GEC
Job Number	522-214
Print Date	12/11/2025
Ship Date	12/11/2025
ETA On Island	12/16/2025

To Caribbean Cooling  
P.O. Box 993  
Christiansted, VI 00821-0993  
Tel:(340)773-2126

Ship to U&W Industrial Supply, LLC.  
PO Box 1720  
Kingshill,VI 00851  
Contact & Tel: 340-778-0012

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			CC	Tropical	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.0		ea	Please order per attached estimate 01019525	\$7,800.00	\$7,800.00	

TOTAL INCLUDING TAX

\$7,800.00

Comment: \_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_

# Quote for APM 14426 Item 10

## Comfort Cooling, Inc. d/b/a Caribbean Cooling Co.

P.O. Box 993  
 Christiansted, VI 00821-0993  
 Tel:(340)773-2126 Fax(340)773-2149  
 Email:info@caribbeancooling.com

## Estimate

Date	Estimate #
12/11/2025	01019525

Name / Address
GEC, LLC P.O. BOX 1656 Kingshill, VI 00851

Project

Description	Qty	U/M	Cost	Total
Location: Paul E. Joseph Stadium  We propose to supply, install and start up one (1) 12K BTU Mitsubishi high-wall mini-split air conditioner unit to cool and condition the elevator room.  INCLUDED: Ten (10) years warranty on compressor and other parts; Ninety (90) days labor guarantee  EXCLUDED: Electrical work and wall penetration.  PAYMENT TERMS: A fifty percent (50%) down payment is required upon agreement. Balance on completion.  Your acceptance of this proposal constitutes a contract  Client Signature: _____ Printed Name: _____  Company Representative Signature: _____ Printed Name: _____ Title: _____ Date: _____			7,800.00	7,800.00
			<b>Total</b>	\$7,800.00



☎ : (340) 773-2126 📠 : (340) 773-2149

✉ : info@caribbeancooling.com

🌐 : www.caribbeancooling.com

P.O. Box 993, Christiansted, St. Croix

U.S. Virgin Islands 00821-0993

---

RE: BANKING INFORMATION FOR ACH PAYMENTS

Company Name: COMFORT COOLING INC.  
D/B/A: CARIBBEAN COOLING COMPANY

Bank Name: UNITED FIDELITY BANK

Account Name: COMFORT COOLING, INC.

Routing #: 286371663

Account #: 700076237

U&W  
 PO Box 1720  
 Kingshill, USVI, 00851  
 Ph: 340-778-0012  
 Fax: 340-778-2545  
 email: klustig@gecusvi.com

GEC, LLC (Paul E. Joseph Stadium)  
 P.O. Box 1656, Kingshill  
 St. Croix, VI 00851

DATE  
 09/13/2021  
 INVOICE NO.  
 14430

ATTENTION:

CUSTOMER #: 0000522  
 Customer PO #:

Ship Vis: None

<u>Item #</u>	<u>Description</u>	<u>Ordered</u>	<u>Price Each</u>	<u>Amount</u>
		0.00	0.00	0.00
01	26. ELECTRICAL	0.00	0.00	0.00
02	26d. Conduit material	0.00	0.00	0.00
03	1/2" pvc conduit quote is for 10,000ft	20,000.00	1.00	20,000.00
04	3/4" pvc conduit quote is 2500 ft	5,000.00	1.50	7,500.00
05	1" pvc conduit ✓	2,000.00	2.00	4,000.00
06	1-1/2" conduit ✓	2,000.00	6.00	12,000.00
07	2" conduit ✓	1,000.00	8.50	8,500.00
08	3" conduit ✓	500.00	12.00	6,000.00
09	4" conduit not in quote OK b/c not requested	2,000.00	15.00	30,000.00
			<b>DUE THIS INVOICE</b>	<b>\$88,000.00</b>

See attached:  
 U&W PO 002292-GEC to World Electric  
 World Electric Quote S060554006  
 Wiring Instructions for World Electric

THANK YOU

**ST. CROIX PURCHASE ORDER**

U&W INDUSTRIAL SUPPLY, LLC  
 P.O. BOX 1720 KINGSHILL  
 ST. CROIX VI 00851  
 Tel: 340-778-0012  
 Email: orders@uwstx.com

<b>P.O. Number</b>	02292-GEC
<b>Job Number</b>	522-214
<b>Print Date</b>	11/19/2025
<b>Ship Date</b>	12/01/2025
<b>ETA On Island</b>	12/08/2025

**To** World Electric

**Ship to** U&W Industrial Supply  
 Tropical Shipping  
 9505 NW 108th Ave  
 Miami FL 33178  
 Contact & Tel: CS: 305-805-7678

Contact & Tel: Carlos 305-436-1500

ORDERED BY			TERMS	SHIP VIA	F.O.B.	
JW			CC	Tropical Shipping	Destination	
Ord'r'd	Recv'd	UOM	Description	Unit Price	Amount	Item #
1.00		ea	Please order per attached quote S060554006	7310.36	7310.36	
<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p><b>INVOICE COPY MUST ACCOMPANY SHIPMENT FOR CUSTOMS &amp; EXCISE TAX PURPOSE. OUR P.O.NUMBER MUST BE IN ALL DOCUMENTS.</b></p> </div> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p><b>ALL INVOICES MUST STATE COUNTRY OF MANUFACTURE (WHERE THE ITEMS WERE MADE)</b></p> </div>						

**TOTAL INCLUDING TAX** \$7,310.36

**Comment:** \_\_\_\_\_  
 \_\_\_\_\_

**BY:** \_\_\_\_\_



A Sonepar Company

**WORLD ELECTRIC SUPPLY, LLC.**  
 2301 NW 107TH AVE  
 DORAL, FL 33172-2182  
 305-436-1500 Fax 305-718-3820

**Quote for APM 14430 Item's 03 to 09**

**Quotation**

QUOTE DATE	QUOTE NUMBER
12/08/25	S060554006
PAGE NO.	
1 of 2	

carlos.amin@worldelectricsupply.com

QUOTE TO:  
 CASH ACCOUNT NON TAXABLE  
 11010 NW 30TH STREET  
 SUITE 106  
 DORAL, FL 33172-5032  
 999-999-9999

SHIP TO:  
 CASH ACCOUNT NON TAXABLE  
 11010 NW 30TH STREET  
 SUITE 106  
 DORAL, FL 33172-5032  
 999-999-9999

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB NAME	QUOTED TO		
1223					
SALESPERSON	SHIP VIA	FREIGHT ALLOWED	EXPIRATION DATE		
CARLOS AMIN	DC11	No	11:59pm ET 12/23/25		
ORDER QTY	UPC	DESCRIPTION	UNIT PRICE	U	EXT PRICE
10000ft	98006006001	PVC. 012P 1/2IN SCH40 PVC PIPE 1/2IN SCH40 PVC PIPE	24.773	c	2477.30
2500ft	98006006002	PVC. 034P 3/4IN SCH40 PVC PIPE	29.761	c	744.03
2000ft	98006006003	PVC. 100P 1IN SCH40 PVC PIPE	43.432	c	868.64
2000ft	98006006005	PVC. 112P 1-1/2 SCH40 PVC PIPE	72.511	c	1450.22
1000ft	98006006006	PVC. 200P 2IN SCH40 PVC CONDUIT	90.443	c	904.43
500ft	98006006008	PVC. 300P 3IN SCH40 PVC PIPE	173.148	c	865.74

**TERMS & CONDITIONS**

All transactions are subject to and exclusively governed by our Terms and Conditions of Sale, which are incorporated herein and available at: <https://www.worldelectricsupply.com/terms#sale>. Additional or conflicting terms are rejected, void, and of no force or effect.

<b>Subtotal</b>	<b>7310.36</b>
<b>S&amp;H CHGS</b>	<b>0.00</b>
<b>Sales Tax</b>	<b>0.00</b>
<b>Amount Due</b>	<b>7310.36</b>



## WORLD ELECTRIC SUPPLY

551 NW 77<sup>th</sup> Street Suite 108 Boca Raton, FL. 33487 561-912-9420

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November 26, 2025

Regarding: Banking Information for Bank of America

Account number 4426830397

ABA Wires (export) 026009593

ABA Ach (domestic) 111000012

Swift Code is **BOFAUS3N**

Wires

ACH

Bank of America  
100 West 33<sup>rd</sup> Street  
New York, NY 10001

PO Box 27025  
Richmond, VA 23261-7025

Very truly yours,  
Victor Rodriguez

Director of Credit





**Distribution Request #15  
Pay Estimate #17 Sup 1  
\$ 73.47**

WIRE INSTRUCTIONS FOR GEC, LLC

ORIENTAL BANK  
Oriental Bank  
Sunny Isle Branch  
St. Croix Virgin Islands  
Bank Rep: Ms. Clendenen 340-712-3711  
Bank Telephone number is 340-773-5350  
Routing number is = 221571415

FOR THE BENEFIT OF:  
GEC,LLC  
13F Estate Bethlehem, East airport road  
St. Croix, VI 00851  
Account Number = 0058033715



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



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

April 14, 2026

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

**RE: *Approved Change Order No. Twenty-Six (26) C003SPRC15(GEC) Design/Build for Paul E. Joseph Stadium and Sports Complex St. Croix, U.S. Virgin Islands***

Dear Mr. Wessel,

Transmitted herewith, received on April 7, 2026 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above- referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Adjusted Contract Value
<b>Twenty-Six (26)</b>	Increase in contract time by <b>91 calendar days</b> to allow for additional time to complete the project	<b>April 2, 2026</b>	<b>July 2, 2026</b>	<i>Remains</i> \$22,900,000.00

The change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the **Department of Sports, Parks & Recreation** and the Department of Public Works for further processing.

Respectfully,

Lisa M. Alejandro  
 Commissioner

LMA/drp

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



March 31, 2026

Honorable Lisa M. Alejandro  
Commissioner  
Department of Property and Procurement  
3274 Estate Richmond  
Christiansted, VI 00823

RE: CHANGE ORDER NO. 26  
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 26, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **ninety-one (91)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).

Sincerely, -

A handwritten signature in blue ink, appearing to read 'Derek Gabriel'. The signature is stylized and cursive.

Derek Gabriel  
Commissioner

DG/klp

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

DDP-OCO-77-96  
(REVISED 3-18-08))

**GOVERNMENT OF THE VIRGIN ISLANDS  
ST. THOMAS, VIRGIN ISLANDS**

**CONTRACT CHANGE ORDER**

CONTRACT NO. C003SPRC15(GEC) DATE: 3/31/2026

CHANGE ORDER NO. 26 PROJECT NO.: \_\_\_\_\_

TO: GEC, LLC LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC.	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Time only		
	TOTAL DECREASE	0	
	TOTAL INCREASE		0
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) IN CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) (**increased**) (decreased) 91 calendar days. Therefore, the contract completion date is June 30, 2026. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 4,100,000.00  
 NET (INCREASE) (DECREASE) \$ -0-  
 NET ENCUMBRANCE \$ 4,100,000.00

DSPR  
DEPARTMENT OR AGENCY  
  
 CERTIFYING OFFICER  
 COMMISSIONER OF DSPR  
 Vincent Roberts

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY \_\_\_\_\_ VERIFIED BY \_\_\_\_\_  
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

PROJECT NO.

CONTRACT NO. C003SPRC15(GEC) CHANGE ORDER NO. 26

**REQUEST AND JUSTIFICATION FOR CHANGE**

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [ ] No [X]
- 3. Will proposed change alter the size of the project? Yes [ ] No [X]  
If "Yes," explain: \_\_\_\_\_  
\_\_\_\_\_
- 4. Effect of this change on other prime contracts:  
\_\_\_\_\_ N/A \_\_\_\_\_  
\_\_\_\_\_
- 5. Has consent of surety been obtained? Yes [ ] No [X]  
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [ ] No [X]  
If "Yes," will the policies be extended? Yes [ ] No [X]
- 7. Effect on operation and maintenance costs:  
\_\_\_\_\_ None \_\_\_\_\_

  
OWNER — AGENCY COMMISSIONER OF DSPR – Vincent Roberts

3/31/2026  
Date

Accepted By:   
CONTRACTOR: GEC, LLC – John R. Wessel,  
Managing Member

3-31-2026  
Date

Recommended By:   
Architect / Engineer

03-31-2026  
Date

Approved By:   
COMMISSIONER OF DPW - Derek A. Gabriel

3/31/2026  
Date

Federal Agency: N/A

\_\_\_\_\_  
Date

Contracting Officer:   
COMMISSIONER OF DPP – Lisa M. Alejandro

4/14/2026  
Date

## **REQUEST AND JUSTIFICATION FOR CHANGE**

This change is needed to allow the Government time to pay Contractor's Subcontractors and/or Vendors via electronic payments made directly to Subcontractors and/or Vendors and provide additional time to perform the work associated with the materials purchased by these payments.

-



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



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 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

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**St. Croix:**  
 Main Office: (340) 773-1561  
[www.dpp.vi.gov](http://www.dpp.vi.gov)

April 14, 2026

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

**RE: *Approved Change Order No. Ten (10) C003ASPRC15(GEC) Additional work to the Design/Build for Paul E. Joseph Stadium and Sports Complex St. Croix, U.S. Virgin Islands***

Dear Mr. Wessel,

Transmitted herewith, received on April 7, 2026 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above- referenced contract:

<b>Change Order No.</b>	<b>Reason for Change Order</b>	<b>Change Order Commencement Date</b>	<b>Contract Completion Date</b>	<b>Adjusted Contract Value</b>
<b>Ten (10)</b>	Increase in contract time by <b>91 calendar days</b> to allow for additional time to complete the project	<b>April 2, 2026</b>	<b>July 2, 2026</b>	<i>Remains</i> \$4,100,000.00

The change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks & Recreation and the Department of Public Works for further processing.

Respectfully,

Lisa M. Alejandro  
 Commissioner

LMA/drp

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



March 31, 2026

Honorable Lisa M. Alejandro  
Commissioner  
Department of Property and Procurement  
3274 Estate Richmond  
Christiansted, VI 00823

RE: CHANGE ORDER NO. 10  
C003ASPRC15(GEC)—Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 10, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **ninety-one (91)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a white rectangular area.

Derek Gabriel  
Commissioner

DG/klp

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

DDP-OCO-77-96  
(REVISED 3-18-08))

GOVERNMENT OF THE VIRGIN ISLANDS  
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003ASPRC15(GEC) DATE: 3/31/2026

CHANGE ORDER NO. 10 PROJECT NO.: \_\_\_\_\_

TO: GEC, LLC LOCATION: St. Croix


YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC.	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Time only		
	TOTAL DECREASE	0	
	TOTAL INCREASE		0
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) IN CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) (**increased**) (decreased) 91 calendar days. Therefore, the contract completion date is June 30, 2026. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 4,100,000.00  
 NET (INCREASE) (DECREASE) \$ -0-  
 NET ENCUMBRANCE \$ 4,100,000.00

DSPR  
DEPARTMENT OR AGENCY  
  
 CERTIFYING OFFICER  
 COMMISSIONER OF DSPR  
 Vincent Roberts

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY \_\_\_\_\_ VERIFIED BY \_\_\_\_\_  
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

PROJECT NO. \_\_\_\_\_ CONTRACT NO. C003ASPRC15(GEC) CHANGE ORDER NO. 10

**REQUEST AND JUSTIFICATION FOR CHANGE**

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [ ] No [X]
- 3. Will proposed change alter the size of the project? Yes [ ] No [X]  
If "Yes," explain: \_\_\_\_\_  
\_\_\_\_\_
- 4. Effect of this change on other prime contracts:  
\_\_\_\_\_ N/A \_\_\_\_\_  
\_\_\_\_\_
- 5. Has consent of surety been obtained? Yes [ ] No [X]  
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [ ] No [X]  
If "Yes," will the policies be extended? Yes [ ] No [X]
- 7. Effect on operation and maintenance costs:  
\_\_\_\_\_ None \_\_\_\_\_

  
\_\_\_\_\_  
OWNER — AGENCY COMMISSIONER OF DSPR – Vincent Roberts

3/31/2026  
\_\_\_\_\_  
Date

Accepted By:   
\_\_\_\_\_  
CONTRACTOR: GEC, LLC – John R. Wessel,  
Managing Member

3-31-2026  
\_\_\_\_\_  
Date

Recommended By:   
\_\_\_\_\_  
Architect / Engineer

03-31-2026  
\_\_\_\_\_  
Date

Approved By:   
\_\_\_\_\_  
COMMISSIONER OF DPW - Derek A. Gabriel

3/31/2026  
\_\_\_\_\_  
Date

Federal Agency: N/A

\_\_\_\_\_  
Date

Contracting Officer:   
\_\_\_\_\_  
COMMISSIONER OF DPP – Lisa M. Alejandro

4/14/2026  
\_\_\_\_\_  
Date

## **REQUEST AND JUSTIFICATION FOR CHANGE**

This change is needed to allow the Government time to pay Contractor's Subcontractors and/or Vendors via electronic payments made directly to Subcontractors and/or Vendors and provide additional time to perform the work associated with the materials purchased by these payments.

-



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



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**St. Croix:**  
 Main Office: (340) 773-1561  
[www.dpp.vi.gov](http://www.dpp.vi.gov)

April 14, 2026

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

**RE: *Approved Change Order No. Three (3) PO-24-810-8102-688 Supplemental Construction Contract No. 2 for Additional work to the Design/Build for Paul E. Joseph Stadium and Sports Complex St. Croix, U.S. Virgin Islands***

Dear Mr. Wessel,

Transmitted herewith, received on April 7, 2026 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above- referenced contract:

<b>Change Order No.</b>	<b>Reason for Change Order</b>	<b>Change Order Commencement Date</b>	<b>Contract Completion Date</b>	<b>Adjusted Contract Value</b>
<b>Three (3)</b>	Increase in contract time by <b>91 calendar days</b> to allow for additional time to complete the project	<b>April 2, 2026</b>	<b>July 2, 2026</b>	<i>Remains</i> \$5,124,000.00

The change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks & Recreation and the Department of Public Works for further processing.

Respectfully,

Lisa M. Alejandro  
 Commissioner

LMA/drp

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



March 31, 2026

Honorable Lisa M. Alejandro  
Commissioner  
Department of Property and Procurement  
3274 Estate Richmond  
Christiansted, VI 00823

RE: CHANGE ORDER NO. 3  
PO-24-810-8102-688—Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 3, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **ninety-one (91)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).

Sincerely,

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

Derek Gabriel  
Commissioner

DG/klp

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

DDP-OCO-77-96  
(REVISED 3-18-08)

GOVERNMENT OF THE VIRGIN ISLANDS  
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. PO-24-810-8102-688 DATE: 3-31-26  
 CHANGE ORDER NO. 3 PROJECT NO.: \_\_\_\_\_  
 TO: GEC, LLC LOCATION: St. Croix


YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC.	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Time only		
	TOTAL DECREASE	0	
	TOTAL INCREASE		0
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) IN CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 5,124,000.00 The time provided for completion in the contract is (unchanged) (**increased**) (decreased) 91 calendar days. Therefore, the contract completion date is June 30, 2026. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 5,124,000.00  
 NET (INCREASE) (DECREASE) \$ -0-  
 NET ENCUMBRANCE \$ 5,124,000.00

DSPR  
DEPARTMENT OR AGENCY  
  
 CERTIFYING OFFICER  
 COMMISSIONER OF DSPR  
 Vincent Roberts

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY \_\_\_\_\_ VOUCHER EXAMINER  
 VERIFIED BY \_\_\_\_\_ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

PROJECT NO.

CONTRACT NO. PO-24-810-8102-688 CHANGE ORDER NO. 3

**REQUEST AND JUSTIFICATION FOR CHANGE**

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [ ] No [X]
- 3. Will proposed change alter the size of the project? Yes [ ] No [X]  
If "Yes," explain: \_\_\_\_\_  
\_\_\_\_\_
- 4. Effect of this change on other prime contracts:  
N/A  
\_\_\_\_\_
- 5. Has consent of surety been obtained? Yes [ ] No [X]  
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [ ] No [X]  
If "Yes," will the policies be extended? Yes [ ] No [X]
- 7. Effect on operation and maintenance costs:  
None  
\_\_\_\_\_

  
 \_\_\_\_\_  
 OWNER — AGENCY COMMISSIONER OF DSPR – Vincent Roberts

3/31/2026  
 \_\_\_\_\_  
 Date

Accepted By:   
 \_\_\_\_\_  
 CONTRACTOR: GEC, LLC – John R. Wessel,  
 Managing Member

3-31-2026  
 \_\_\_\_\_  
 Date

Recommended By:   
 \_\_\_\_\_  
 Architect / Engineer

03-31-2026  
 \_\_\_\_\_  
 Date

Approved By:   
 \_\_\_\_\_  
 COMMISSIONER OF DPW - Derek A. Gabriel

3/31/2026  
 \_\_\_\_\_  
 Date

Federal Agency: N/A  
 \_\_\_\_\_

\_\_\_\_\_  
 Date

Contracting Officer:   
 \_\_\_\_\_  
 COMMISSIONER OF DPP – Lisa M. Alejandro

4/14/2026  
 \_\_\_\_\_  
 Date

## **REQUEST AND JUSTIFICATION FOR CHANGE**

This change is needed to allow the Government time to pay Contractor's Subcontractors and/or Vendors via electronic payments made directly to Subcontractors and/or Vendors and provide additional time to perform the work associated with the materials purchased by these payments.

**DEPARTMENT OF PUBLIC WORKS**  
UNITED STATES VIRGIN ISLANDS

**THANK YOU**