

**Payment Approvals Through March 21, 2023, (DPP)**

<b>Contract No. C003SPRC15 (Original Contract)</b>		
<b>Periodical Estimate No.</b>	<b>Amount</b>	<b>Date of Approval</b>
One (1)	\$1,800,000.00	12/2/2014
Two (2)	\$697,500.00	10/16/2015
Three (3)	\$350,550.00	1/8/2016
Four (4)	\$763,887.50	3/9/2016
Five (5)	\$569,302.20	4/20/2016
Six (6)	\$156,183.30	6/21/2016
Seven (7)	\$73,726.50	11/7/20216
Eight (8)	\$912,160.00	6/27/2017
Nine (9)	\$493,851.60	8/18/2017
Ten (10)	\$365,884.40	10/27/2017
Eleven (11)	\$222,750.00	2/16/2018
Twelve (12)	\$308,514.00	6/20/2018
Fourteen (14)	\$429,525.00	11/28/2018
Fifteen (15)	\$186,625.63	1/10/2019
Sixteen (16)	\$400,710.24	2/21/2019
Seventeen (17)	\$2,096,050.50	3/20/2019
Eighteen (18)	\$347,206.86	4/24/2019
Nineteen (19)	\$170,148.06	5/29/2019
Twenty (20)	\$467,370.09	6/19/2019
Twenty-One (21)	\$460,836.36	6/23/2019
Twenty-Two (22)	\$1,153,901.68	8/31/20219
Twenty-Three (23)	\$166,863.96	11/18/2019
Twenty – Four (24)	\$101,169.95	1/17/2020
Twenty-Five (25)	\$436,875.42	3/2/2020
Twenty-Six (26)	\$641,305.00	4/23/2020
Twenty-Seven (27)	\$2,970,968.13	7/23/2020
Twenty-Eight (28)	\$495,495.00	9/25/2020
Twenty-Nine (29)	\$510,475.74	11/9/2020
Thirty (30)	\$116,275.00	5/19/2021
Thirty-One (31)	\$2,038,899.99	10/14/2021
Thirty-Two (32)	\$192,459.80	12/30/2021
Thirty-Three (33)	\$168,513.84	2/24/2022



Contract No. C003SPRC15 (Original Contract)		
Periodical Estimate No.	Amount	Date of Approval
Thirty-Four (34)	\$51,568.96	3/23/2022
Thirty-Five (35)	\$81,344.89	4/27/2022
Thirty-Six (36)	\$317,100.48	8/23/2022
Thirty-Seven (37)	\$77,535.59	2/8/2023
Thirty-Eight (38)	\$219,309.16	3/21/2023
<b>Total: \$21,255,709.85</b>		

Contract No. C003ASPRC15 (Supplemental No. 1)		
Periodical Estimate No.	Amount	Date of Approval
One (1)	\$469,800.00	3/17/2022
Two (2)	\$849,600.00	1/30/2023
Three (3)	\$174,780.00	3/21/2023
<b>Total: \$1,494,180.00</b>		





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



December 4, 2014

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

**RE: C003SPRC15 (GEC)**

**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is your Schedule of Amounts for Contract Payments, and Periodical Estimate for Partial Payment Number One (1), dated November 22, 2014, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **One Million Eight Hundred Thousand Dollars and Zero Cents (\$1,800,000.00)**.

Sincerely,

  
Lynn A. Millin Maduro  
Commissioner

LAMM/ltb/tc

xc: *Department of Housing, Parks & Recreation*  
*Department of Public Works*  
*Contract (File)*  
*Fixed Assets*



OFFICE OF  
THE COMMISSIONER

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS

8244 SUB BASE  
ST. THOMAS, V.I. 00802-5805

TEL.: (340) 776-4844  
(340) 774-1301  
FAX: (340) 774-5869

December 2, 2014

Honorable Lynn A. Millin Maduro, Esq.  
Commissioner  
Department of Property and Procurement  
Sub Base No. 1, 3rd Floor  
St. Thomas, VI 00802

**RE: Paul E. Joseph Stadium Design|Build  
C003SPR15 (GEC)  
GEC, LLC  
Periodical Estimate for Payment 1 and Schedule of Amounts  
Letter of Delegation**

Dear Commissioner Millin Maduro,


Attached herewith for your review and approval Periodical Estimate for Payment No. 1 for GEC, LLC in the amount of One Million Eight Hundred Thousand Dollars, (\$1,800,000.00).

The payment covers the cost of Bonds, Insurance and Mobilization. Therefore, the Department of Public Works hereby recommends that Periodical Estimate for Partial Payment 1 be accepted, processed and a payment should be made.

I will delegate Ms. Nicole Turner, Chief Engineer, as the designated representative for this project. Mr. Eran Flemming, Civil Engineer, and Akil Toussaint, Civil Engineer, will conduct daily inspections and required review of submittals.

If you have any questions or concerns, please do not hesitate to call Ms. Nicole Turner, Chief Engineer at (340) 715-8108.

Sincerely,

  
Darryl A. Smalls, P.E.  
Commissioner

  
DAS/NNT



GOVERNMENT OF THE VIRGIN ISLANDS  
SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS

DPP-SOA-78-86  
REVISED

Sheet No. ....1.....of....1

(Original Estimate)  
PART A

Project Name: Design-Build of Paul E. Joseph Stadium and Sports Complex

Project No.

Name and Address of Contractor : GEC, LLC P.O. BOX 1656, KINGSHILL, VI 00851

Nature of Contract: Design-Build

Contract No. C003SPRC15(GEC)

Approved By:

For: GEC, LLC

Date: 11-21-14

(Name of Contractor)

Approved By:

Date:

(Constructing Agency)

(Title)								
Item No.	Description of Item	Quantity & Unit of Measure	Labor Cost Dollars	Material Cost Dollars	Other Cost Dollars	Total Value	Cost Per Unit	
1	2	3	4	5	6	7	8	
1	Initial Payment for Work							
a.	Bonds & Insurance	LS	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$	1,000,000
b.	Mobilization	LS	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$	1,000,000
2	Architectural & Engineering Fees - Site Development							
a.	Arch. & Eng. Services - 7% of GMP	LS	\$ -	\$ -	\$ 1,400,000	\$ 1,400,000	\$	1,400,000
b.	Consulting Fees	LS	\$ -	\$ -	\$ 350,000	\$ 350,000	\$	350,000
c.	Permits & Regulatory Approvals	LS	\$ -	\$ -	\$ 55,000	\$ 55,000	\$	55,000
d.	Surveys & Layout	LS	\$ -	\$ -	\$ 250,000	\$ 250,000	\$	250,000
e.	Administrative & Development Staff	LS	\$ -	\$ -	\$ 445,000	\$ 445,000	\$	445,000
3	Demolition - Baseball and Little League	LS	\$ 127,500	\$ 212,500	\$ 510,000	\$ 850,000	\$	850,000
4	Owner's Contingency	LS	\$ -	\$ -	\$ 305,000	\$ 305,000	\$	305,000
	PAUL E. JOSEPH STADIUM							
5	Hard Construction Costs							
5A	Hard Construction Costs -Site							
A	Earthwork & Grading	LS	\$ 73,500	\$ 14,000	\$ 87,500	\$ 175,000	\$	175,000
B	Site Utilities	LS	\$ 114,000	\$ 114,000	\$ 57,000	\$ 285,000	\$	285,000
C	Site Lighting	LS	\$ 3,500	\$ 24,500	\$ 7,000	\$ 35,000	\$	35,000
D	Quality Control & Testing - Site	LS	\$ 5,000	\$ -	\$ 45,000	\$ 50,000	\$	50,000
E	Roads, Parking and Pathways	LS	\$ 32,000	\$ 28,000	\$ 40,000	\$ 100,000	\$	100,000
F	Site Improvements	LS	\$ 64,000	\$ 56,000	\$ 80,000	\$ 200,000	\$	200,000
G	Landscapes & Hardscapes	LS	\$ 19,200	\$ 16,800	\$ 24,000	\$ 60,000	\$	60,000
H	Foundations	LS	\$ 224,000	\$ 196,000	\$ 280,000	\$ 700,000	\$	700,000
5B	Hard Construction Costs - Stadiums	LS	\$ 2,128,000	\$ 1,862,000	\$ 2,660,000	\$ 6,650,000	\$	6,650,000
5C	Hard Construction Costs -Fields	LS	\$ 225,000	\$ 315,000	\$ 360,000	\$ 900,000	\$	900,000
5D	Hard Construction Costs - Mechanical, Electrical & Plumbing	LS	\$ 384,000	\$ 336,000	\$ 480,000	\$ 1,200,000	\$	1,200,000
5F	Hard Construction Costs-Equipment, Concessions & Fixtures	LS	\$ 144,000	\$ 126,000	\$ 180,000	\$ 450,000	\$	450,000
5G	Hard Construction Cost - Quality Control Testing - Building	LS	\$ 6,000	\$ -	\$ 54,000	\$ 60,000	\$	60,000
	TERANCE MARTIN LITTLE LEAGUE FIELD							
5	Hard Construction Costs							
5A	Hard Construction Costs -Site							
A	Earthwork & Grading	LS	\$ 52,500	\$ 10,000	\$ 62,500	\$ 125,000	\$	125,000
B	Site Utilities	LS	\$ 102,000	\$ 102,000	\$ 51,000	\$ 255,000	\$	255,000
C	Site Lighting	LS	\$ 4,800	\$ 4,200	\$ 6,000	\$ 15,000	\$	15,000
D	Quality Control & Testing - Site	LS	\$ 6,000	\$ -	\$ 19,000	\$ 25,000	\$	25,000
E	Roads, Parking and Pathways	LS	\$ 32,500	\$ 45,000	\$ 22,500	\$ 100,000	\$	100,000
F	Site Improvements	LS	\$ 16,000	\$ 14,000	\$ 20,000	\$ 50,000	\$	50,000
G	Landscapes & Hardscapes	LS	\$ 16,000	\$ 14,000	\$ 20,000	\$ 50,000	\$	50,000
H	Foundations	LS	\$ 96,000	\$ 84,000	\$ 120,000	\$ 300,000	\$	300,000
5B	Hard Construction Costs - Stadiums	LS	\$ 192,000	\$ 168,000	\$ 240,000	\$ 600,000	\$	600,000
5C	Hard Construction Costs -Fields	LS	\$ 100,000	\$ 140,000	\$ 160,000	\$ 400,000	\$	400,000
5D	Hard Construction Costs - Mechanical, Electrical & Plumbing	LS	\$ 144,000	\$ 126,000	\$ 180,000	\$ 450,000	\$	450,000
5F	Hard Construction Costs-Equipment, Concessions & Fixtures	LS	\$ 16,000	\$ 14,000	\$ 20,000	\$ 50,000	\$	50,000
5G	Hard Construction Cost - Quality Control Testing - Building	LS	\$ 2,000	\$ -	\$ 18,000	\$ 20,000	\$	20,000
	CRUCIAN CHRISTMAS CARNIVAL VILLAGE							
5	Hard Construction Costs							
5A	Hard Construction Costs -Site							
A	Earthwork & Grading	LS	\$ 42,000	\$ 8,000	\$ 50,000	\$ 100,000	\$	100,000
B	Site Utilities	LS	\$ 84,000	\$ 84,000	\$ 42,000	\$ 210,000	\$	210,000
C	Site Lighting	LS	\$ 10,000	\$ 70,000	\$ 20,000	\$ 100,000	\$	100,000
D	Quality Control & Testing - Site	LS	\$ 2,500	\$ -	\$ 22,500	\$ 25,000	\$	25,000
E	Roads, Parking and Pathways	LS	\$ 48,000	\$ 42,000	\$ 60,000	\$ 150,000	\$	150,000
F	Site Improvements	LS	\$ 32,000	\$ 28,000	\$ 40,000	\$ 100,000	\$	100,000
G	Landscapes & Hardscapes	LS	\$ 12,800	\$ 11,200	\$ 16,000	\$ 40,000	\$	40,000
5D	Hard Construction Costs - Mechanical, Electrical & Plumbing	LS	\$ 48,000	\$ 42,000	\$ 60,000	\$ 150,000	\$	150,000
5E	Hard Construction Costs- Booths	LS	\$ 48,000	\$ 42,000	\$ 60,000	\$ 150,000	\$	150,000
5G	Hard Construction Cost - Quality Control Testing - Building	LS	\$ 4,800	\$ 4,200	\$ 6,000	\$ 15,000	\$	15,000
			\$ 4,661,600	\$ 4,353,400	\$ 10,985,000	\$ 20,000,000	\$	20,000,000



## SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS

## PART B

### ESTIMATED SCHEDULE OF PAYMENTS

			ACCUMULATIVE TOTALS		
Period Covered	Monthly Payments	Retainage	Amount Paid	Retainage Held	Balance
Nov-14	\$ 2,000,000	\$ 200,000	\$ 1,800,000	\$ 200,000	\$ 18,200,000
Dec-14	\$ 356,977	\$ 35,698	\$ 2,121,279	\$ 235,698	\$ 17,878,721
Jan-15	\$ 317,442	\$ 31,744	\$ 2,406,977	\$ 267,442	\$ 17,593,023
Feb-15	\$ 502,674	\$ 50,267	\$ 2,859,384	\$ 317,709	\$ 17,140,616
Mar-15	\$ 458,676	\$ 45,868	\$ 3,272,192	\$ 363,577	\$ 16,727,808
Apr-15	\$ 546,154	\$ 54,615	\$ 3,763,731	\$ 418,192	\$ 16,236,269
May-15	\$ 557,692	\$ 55,769	\$ 4,265,654	\$ 473,962	\$ 15,734,347
Jun-15	\$ 615,385	\$ 61,538	\$ 4,819,500	\$ 535,500	\$ 15,180,500
Jul-15	\$ 540,084	\$ 54,008	\$ 5,305,575	\$ 589,508	\$ 14,694,425
Aug-15	\$ 630,220	\$ 63,022	\$ 5,872,773	\$ 652,530	\$ 14,127,227
Sep-15	\$ 660,230	\$ 66,023	\$ 6,466,980	\$ 718,553	\$ 13,533,020
Oct-15	\$ 660,230	\$ 66,023	\$ 7,061,187	\$ 784,576	\$ 12,938,813
Nov-15	\$ 630,220	\$ 63,022	\$ 7,628,385	\$ 847,598	\$ 12,371,615
Dec-15	\$ 690,241	\$ 69,024	\$ 8,249,601	\$ 916,622	\$ 11,750,399
Jan-16	\$ 630,220	\$ 63,022	\$ 8,816,799	\$ 979,644	\$ 11,183,201
Feb-16	\$ 630,220	\$ 63,022	\$ 9,383,997	\$ 1,042,666	\$ 10,616,003
Mar-16	\$ 690,241	\$ 69,024	\$ 10,005,213	\$ 1,111,690	\$ 9,994,787
Apr-16	\$ 630,220	\$ 63,022	\$ 10,572,411	\$ 1,174,712	\$ 9,427,589
May-16	\$ 660,230	\$ 66,023	\$ 11,166,618	\$ 1,240,735	\$ 8,833,382
Jun-16	\$ 660,230	\$ 66,023	\$ 11,760,825	\$ 1,306,758	\$ 8,239,175
Jul-16	\$ 630,220	\$ 63,022	\$ 12,328,023	\$ 1,369,780	\$ 7,671,977
Aug-16	\$ 690,241	\$ 69,024	\$ 12,949,240	\$ 1,438,804	\$ 7,050,760
Sep-16	\$ 660,230	\$ 66,023	\$ 13,543,447	\$ 1,504,827	\$ 6,456,553
Oct-16	\$ 630,220	\$ 63,022	\$ 14,110,644	\$ 1,567,849	\$ 5,889,356
Nov-16	\$ 660,230	\$ 66,023	\$ 14,704,851	\$ 1,633,872	\$ 5,295,149
Dec-16	\$ 660,230	\$ 66,023	\$ 15,299,059	\$ 1,699,895	\$ 4,700,941
Jan-17	\$ 660,230	\$ 66,023	\$ 15,893,266	\$ 1,765,918	\$ 4,106,734
Feb-17	\$ 600,209	\$ 60,021	\$ 16,433,454	\$ 1,825,939	\$ 3,566,546
Mar-17	\$ 690,241	\$ 69,024	\$ 17,054,671	\$ 1,894,963	\$ 2,945,329
Apr-17	\$ 600,209	\$ 60,021	\$ 17,594,859	\$ 1,954,984	\$ 2,405,141
May-17	\$ 450,157	\$ 45,016	\$ 18,000,000	\$ 2,000,000	\$ 2,000,000
Jun-17	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 20,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>

**Approved By:**

Contractor.

Date: 11-21-14

Arch/Eng. N/A

Date: \_\_\_\_\_

Owner.

Date: 11/25/19

Public Works

Date: 12/1/19

Federal Agency N/A

Date:      /      /     

Contracting Officer.

Date: 12/4/18



GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium  
& Sports Complex  
NAME OF CONTRACTOR: GEC, LLC

LOCATION: St. Croix  
CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 1

FOR PERIOD: 11-21-14

TO: 11-24-14

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Initial Payment for Work								
a.	Bonds & Insurance	1	LS	\$1,000,000.00	\$1,000,000.00	1	\$1,000,000.00	\$0.00	100%
b.	Mobilization	1	LS	\$1,000,000.00	\$1,000,000.00	1	\$1,000,000.00	\$0.00	100%
2	Architectural & Engineering Fees - Site Development								
a.	Arch. & Eng. Services - 7% of GMP	1	LS	\$1,400,000.00	\$1,400,000.00	1	\$0.00	\$1,400,000.00	0%
b.	Consulting Fees	1	LS	\$350,000.00	\$350,000.00	1	\$0.00	\$350,000.00	0%
c.	Permits & Regulatory Approvals	1	LS	\$55,000.00	\$55,000.00	1	\$0.00	\$55,000.00	0%
d.	Surveys & Layout	1	LS	\$250,000.00	\$250,000.00	1	\$0.00	\$250,000.00	0%
e.	Administrative & Development Staff	1	LS	\$445,000.00	\$445,000.00	1	\$0.00	\$445,000.00	0%
3	Demolition - Baseball and Little League	1	LS	\$850,000.00	\$850,000.00	1	\$0.00	\$850,000.00	0%
4	Owner's Contingency	1	LS	\$305,000.00	\$305,000.00		\$0.00	\$305,000.00	0%
5	PAUL E. JOSEPH STADIUM								
5A	Hard Construction Costs								
A	Earthwork & Grading	1	LS	\$ 175,000.00	\$ 175,000.00	1	\$0.00	\$ 175,000.00	0%
B	Site Utilities	1	LS	\$ 285,000.00	\$ 285,000.00	1	\$0.00	\$ 285,000.00	0%
C	Site Lighting	1	LS	\$ 35,000.00	\$ 35,000.00	1	\$0.00	\$ 35,000.00	0%
D	Quality Control & Testing - Site	1	LS	\$ 50,000.00	\$ 50,000.00	1	\$0.00	\$ 50,000.00	0%
E	Roads, Parking and Pathways	1	LS	\$ 100,000.00	\$ 100,000.00	1	\$0.00	\$ 100,000.00	0%
F	Site Improvements	1	LS	\$ 200,000.00	\$ 200,000.00	1	\$0.00	\$ 200,000.00	0%
G	Landscapes & Hardscapes	1	LS	\$ 60,000.00	\$ 60,000.00	1	\$0.00	\$ 60,000.00	0%
H	Foundations	1	LS	\$ 700,000.00	\$ 700,000.00	1	\$0.00	\$ 700,000.00	0%
5B	Hard Construction Costs - Stadiums	1	LS	\$ 6,650,000.00	\$ 6,650,000.00	1	\$0.00	\$ 6,650,000.00	0%
5C	Hard Construction Costs -Fields	1	LS	\$ 900,000.00	\$ 900,000.00	1	\$0.00	\$ 900,000.00	0%
5D	Hard Construction Costs - Mechanical, Electrical & Plumbing	1	LS	\$ 1,200,000.00	\$ 1,200,000.00	1	\$0.00	\$ 1,200,000.00	0%
5F	Hard Construction Costs-Equipment, Concessions & Fixtures	1	LS	\$ 450,000.00	\$ 450,000.00	1	\$0.00	\$ 450,000.00	0%
5G	Hard Construction Cost - Quality Control Testing - Building	1	LS	\$ 60,000.00	\$ 60,000.00	1	\$0.00	\$ 60,000.00	0%
5	TERANCE MARTIN LITTLE LEAGUE FIELD								
5A	Hard Construction Costs								
A	Earthwork & Grading	1	LS	\$ 125,000.00	\$ 125,000.00	1	\$0.00	\$ 125,000.00	0%
B	Site Utilities	1	LS	\$ 255,000.00	\$ 255,000.00	1	\$0.00	\$ 255,000.00	0%
C	Site Lighting	1	LS	\$ 15,000.00	\$ 15,000.00	1	\$0.00	\$ 15,000.00	0%
D	Quality Control & Testing - Site	1	LS	\$ 25,000.00	\$ 25,000.00	1	\$0.00	\$ 25,000.00	0%
E	Roads, Parking and Pathways	1	LS	\$ 100,000.00	\$ 100,000.00	1	\$0.00	\$ 100,000.00	0%
F	Site Improvements	1	LS	\$ 50,000.00	\$ 50,000.00	1	\$0.00	\$ 50,000.00	0%
G	Landscapes & Hardscapes	1	LS	\$ 50,000.00	\$ 50,000.00	1	\$0.00	\$ 50,000.00	0%
H	Foundations	1	LS	\$ 300,000.00	\$ 300,000.00	1	\$0.00	\$ 300,000.00	0%
5B	Hard Construction Costs - Stadiums	1	LS	\$ 600,000.00	\$ 600,000.00	1	\$0.00	\$ 600,000.00	0%
5C	Hard Construction Costs -Fields	1	LS	\$ 400,000.00	\$ 400,000.00	1	\$0.00	\$ 400,000.00	0%
5D	Hard Construction Costs - Mechanical, Electrical & Plumbing	1	LS	\$ 450,000.00	\$ 450,000.00	1	\$0.00	\$ 450,000.00	0%
5F	Hard Construction Costs-Equipment, Concessions & Fixtures	1	LS	\$ 50,000.00	\$ 50,000.00	1	\$0.00	\$ 50,000.00	0%
5G	Hard Construction Cost - Quality Control Testing - Building	1	LS	\$ 20,000.00	\$ 20,000.00	1	\$0.00	\$ 20,000.00	0%
5	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
5A	Hard Construction Costs								
A	Earthwork & Grading	1	LS	\$ 100,000.00	\$ 100,000.00	1	\$0.00	\$ 100,000.00	0%
B	Site Utilities	1	LS	\$ 210,000.00	\$ 210,000.00	1	\$0.00	\$ 210,000.00	0%
C	Site Lighting	1	LS	\$ 100,000.00	\$ 100,000.00	1	\$0.00	\$ 100,000.00	0%
D	Quality Control & Testing - Site	1	LS	\$ 25,000.00	\$ 25,000.00	1	\$0.00	\$ 25,000.00	0%
E	Roads, Parking and Pathways	1	LS	\$ 150,000.00	\$ 150,000.00	1	\$0.00	\$ 150,000.00	0%
F	Site Improvements	1	LS	\$ 100,000.00	\$ 100,000.00	1	\$0.00	\$ 100,000.00	0%
G	Landscapes & Hardscapes	1	LS	\$ 40,000.00	\$ 40,000.00	1	\$0.00	\$ 40,000.00	0%
5D	Hard Construction Costs - Mechanical, Electrical & Plumbing	1	LS	\$ 150,000.00	\$ 150,000.00	1	\$0.00	\$ 150,000.00	0%
5E	Hard Construction Costs- Booths	1	LS	\$ 150,000.00	\$ 150,000.00	1	\$0.00	\$ 150,000.00	0%
5G	Hard Construction Cost - Quality Control Testing - Building	1	LS	\$ 15,000.00	\$ 15,000.00	1	\$0.00	\$ 15,000.00	0%
	TOTAL				\$20,000,000.00		\$ 2,000,000.00	\$18,000,000.00	10%



**GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT**

## 1 SCHEDULE OF CHANGE ORDERS

1 SCHEDULE OF CHANGE ORDERS									
Item No. 1	Description of Item 2	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work 9	0% Completed 10
		Quantity 3	Unit of Meas. 4	Cost per Unit 5	Value 6	No. of Units 7	Value 8		
	CHANGE ORDERS TOTAL				\$ -		\$ -	\$ -	0%
	TOTAL CONTRACT				\$ 20,000,000.00				

## 2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

### 3. ANALYSIS OF WORK PERFORMED

3. ANALYSIS OF WORK PERFORMED		
1. Value of original contract work performed to date (Column 8 Front).....	\$	2,000,000.00
2. Extra work performed to date.....	\$	-
3. Total value of work performed to date.....	\$	2,000,000.00
4. Add: Materials stored at close of this period ( Attached detailed Schedule).....	\$	-
5. Less: Amount Retained 10%.....	\$	(200,000.00)
6. Net amount earned on contract to date .....	\$	1,800,000.00
7. Other: Deductions .....	\$	-
8. Less Amount of Previous payments .....	\$	-
9. <b>BALANCE DUE THIS PAYMENT .....</b>	<b>\$</b>	<b>1,800,000.00</b>

#### 4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS.

and GEC, LLC dated 11/20/2014 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

**GEC, LLC**  
(Contractor)

By: [Signature]  
(Authorized Representative)

## 5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 1 for the period 11-21-14 to 11-24-14 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 Periodic Estimate No. 1 has been inspected by me and/or my duly authorized representative or assistants and that it has been performed and/or supplied in full accordance with the Terms and conditions of the construction contract, drawings, plans and specifications, and/or duly authorized deviations, substitutions, alterations and/or additions, all of which have been authenticated or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

1. \_\_\_\_\_ Architect/Engineer

2. \_\_\_\_\_ Commissioner of Public Works

3. \_\_\_\_\_ Using Agency

4. \_\_\_\_\_ Federal Agency

5. \_\_\_\_\_ Contracting Officer

Date \_\_\_\_\_

Date 12/2/14

Date 11/25/14

Date \_\_\_\_\_

Date \_\_\_\_\_

Date 12/4/14





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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


ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



## Memorandum:

To: Honorable Valdamier O. Collens  
Chairman of Board, VIPFA

From: Randolph N. Bennett   
Commissioner Designee  
Department of Property & Procurement

Date: October 16, 2015

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

Transmitted herewith for partial payment is Periodical Estimate No. Two (2), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #2	October 14, 2014	\$697,500.00

Funding Source: 2014C Gross Receipt Tax Bond

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

RNB/ltb/tc



# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



October 16, 2015

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Two (2), dated October 14, 2015 and received October 16, 2015, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Six Hundred Ninety-seven Thousand Five Hundred Dollars and Zero Cents (\$697,500.00).**

Sincerely,

Randolph N. Bennett  
Commissioner Designee

RNB/ltb/tc

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





GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT  
6002 Estate Anna's Hope  
Christiansted, St. Croix, V.I. 00820-4428

OFFICE OF THE COMMISSIONER

TELEPHONE: (340) 773-1789  
FAX: (340) 773-0670

October 14, 2015

**Honorable Randolph N. Bennett**  
Commissioner Designee  
Department of Property & Procurement  
247 Estate Richmond  
Christiansted, St. Croix  
USVI 00820

**RE: Transmittal for Periodic Estimate 2**  
Design-Build of Paul E. Joseph Stadium and Sports Complex  
Contract No. C003SPRC15

Dear Commissioner Bennett:

Transmitted herewith for your review, approval and processing is Periodic Estimate 2 to the above reference Contract.

Please contact the undersigned for further clarification if necessary.

Sincerely,



Gustav James  
Commissioner

xc: Lloyd Bough, Chief of Contracting, DPP

## CONDITIONAL WAIVER AND RELEASE

### For Revised Periodic Estimate for Partial Payment 2


Effective upon receipt by the Contractor of payment in full of the amount due under Change Order 1 to the Service Contract for Design/Build of Paul E. Joseph Sports Stadium and Sports Complex (Service Contract) in the amount of \$697,500.00 (six hundred ninety seven thousand five hundred dollars and no cents) the Contractor hereby releases and discharges the Government of the Virgin Islands ("Government") and the Virgin Islands Public Finance Authority ("PFA") from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bills, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, expenses, and demands whatsoever, in law or equity (collectively, "Claims"), which against the Government and PFA, the Contractor and its successors and assigns ever had, now have or hereafter can, shall or may have, for, upon, or by reason of any matters, cause or thing whatsoever arising out of or related to the suspension of the Design/Build Work and negotiation of Change Order 1 to this Service Contract to the effective date of this release, provided that this release:

- a. shall not apply to any of the parties' respective obligations under or pursuant to Change Order 1 or the future performance of any of its terms; and
- b. shall not have the effect of releasing any insurer from its obligations to indemnify and defend either party from personal injury or property damage claims under any insurance policies maintained by any of the parties; and
- c. does not cover retention withheld before or items furnished after the date of execution of Change Order 1 to the Service Contract.

The Contractor further agrees to defend, indemnify and hold harmless the Government and the PFA from and against any Claims should any such Claim be asserted by any of the Contractor's laborers, materialmen or Subcontractors (of any tier) relating to the suspension of the Design/Build Work and negotiation of Change Order 1 to this Service Contract to the effective date of this release.

Dated: 10.14.15

GEC, LLC

  
\_\_\_\_\_  
(Authorized Signatory)

John R. Wessel  
Managing Member



**GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT**

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 2 - Revised for CO 1

FOR PERIOD: 11-25-14

TO: 10-14-15

Item No. 1	Description of Item 2	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work 9	0% Completed 10
		Quantity 3	Unit of Meas. 4	Cost per Unit 5	Value 6	No. of Units 7	Value 8		
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15 Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 1,575,000.00	\$ 1,575,000.00	0.0	\$ -	\$ 1,575,000.00	0%
2	Foundations - Spread Footing Type		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete Superstructure		LS	\$ 3,750,000.00	\$ 3,750,000.00	0.0	\$ -	\$ 3,750,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavillion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 220,000.00	\$ 220,000.00	0.0	\$ -	\$ 220,000.00	0%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete								
	Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	Design (A&E & Civil) -		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
	<b>TOTAL</b>				\$20,000,000.00		\$ 2,775,000.00	\$17,225,000.00	14%

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)..... \$ 2,775,000.00  
2. Extra work performed to date..... \$ -  
3. Total value of work performed to date..... \$ 2,775,000.00  
4. Add: Materials stored at close of this period ( Attached detailed Schedule)..... \$ -  
5. Less: Amount Retained 10%..... \$ (277,500.00)  
6. Net amount earned on contract to date ..... \$ 2,497,500.00  
7. Other: Deductions .....  
8. Less Amount of Previous payments ..... \$ (1,800,000.00)  
9. BALANCE DUE THIS PAYMENT ..... \$ 697,500.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 and/or additions; that the following is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC  
(Contractor)

By: [Signature]  
(Authorized Representative) John R. Wessel

10-14-15

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 2 for the period 11-25-14 to 10-14-15 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 Periodic Estimate No. 2 has been inspected by me and/or my duly authorized representative or assistants and that it has been performed and/or supplied in full accordance with the Terms and conditions of the construction contract, drawings, plans and specifications, and/or duly authorized deviations, substitutions, alterations and/or additions, all of which have been authenticated or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

1. [Signature]  
Architect/Engineer  
2. [Signature]  
Commissioner of Public Works  
3. [Signature]  
Using Agency  
4. [Signature]  
Federal Agency  
5. [Signature]  
Contracting Officer

Date 10/16/2015  
Date 10/16/2015  
Date 10-14-15  
Date \_\_\_\_\_  
Date 10/21/15

10/16/15  
[Signature]





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

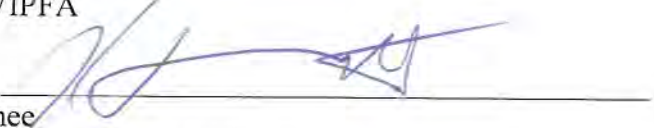
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Honorable Valdamier O. Collens  
Chairman of Board, VIPFA

From: Randolph N. Bennett   
Commissioner Designee  
Department of Property & Procurement

Date: January 8, 2016

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

Transmitted herewith for partial payment is Periodical Estimate No. Three (3), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #3	December 22, 2015	\$350,550.00

Funding Source: 2014C Gross Receipt Tax Bond

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

RNB/lbt/tc  




# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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January 8, 2016

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Three (3), dated December 22, 2015 and received January 8, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Three Hundred Fifty Thousand Five Hundred Fifty Dollars and Zero Cents (\$350,550.00).**

Sincerely,

Randolph N. Bennett  
Commissioner Designee

RNB/lbt/tc

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





GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES



DEPARTMENT OF SPORTS, PARKS & RECREATION

William D. Roebuck Industrial Park

Building 1 Suite

Frederiksted, St. Croix 00840

Telephone: (340) 773-0160 / (340) 773-0271

**Memorandum**

To: Mr. Randolph Bennett  
Commissioner

From:   
Pedro Cruz  
Commissioner

Date: January 7, 2016

Subject: **Payment Request #3 Paul E. Joseph Stadium/GEC  
Contract #C0003SPRC15(GEC)**

I am hereby submitting payment request number 3 in the amount of Three Hundred Fifty Thousand Five Hundred Fifty Dollars (\$350,550.00) that pertains to the **Paul E. Joseph Stadium**.

Said invoice is to be paid from the Virgin Islands Public Finance Authority funds.

Your prompt attention and consideration is greatly appreciated.



OFFICE OF  
THE COMMISSIONER

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT  
6002 Estate Anna's Hope  
Christiansted, St. Croix, V.I. 00820-4428

Tel: (340) 773-1290  
Fax: (340) 773-0870

December 29, 2015

Pedro Cruz  
Commissioner  
Department of Housing, Parks & Recreation  
L.B.J Gardens  
Christiansted, St. Croix, V.I. 00820


**RE: Request for Payment No.3  
C003SPRC15(GEC)– Design-Build of Paul E. Joseph Stadium and Sports  
Complex, Frederiksted, St. Croix, Virgin Islands**

Dear Commissioner Cruz:

Transmitted herewith for your review and further approval is Periodical Estimate for Partial Payment No.3 submitted by contractor, GEC, LLC, covering the above referenced project. The payment is in the amount of **\$350,550.00** . All the items billed in the payment request have been completed according to the Scope of Work.

If you have any questions or concerns, please contact Vance Pinny, Director of Capital Improvement Projects at (340) 776-4844 Ext. 4204.

Sincerely,



Gustav James, P.E.  
Commissioner

GJ/ef

cc: *Vance Pinny, Director of CIP, DPW*






Resolution of the Board of Directors of GEC, LLC approved at a meeting held on November 17, 2015.

It is RESOLVED, that in addition to John R. Wessel either Janis F. Persaud or Karen L. Lustig shall have authority to execute and sign all documents on behalf of GEC, LLC.

Date: 11.17.15

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

Subscribed and Sworn to before me  
this 17 day of November 2015  
by **SHARLA R. HARTMAN**  
  
\_\_\_\_\_  
Notary Public NP# 37-12  
My commission expires: May 2, 2016

TO:12/31/15

✓



GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)..... \$ 3,164,500.00  
2. Extra work performed to date..... \$ -  
3. Total value of work performed to date..... \$ 3,164,500.00  
4. Add: Materials stored at close of this period ( Attached detailed Schedule)..... \$ -  
5. Less: Amount Retained 10%..... \$ (316,450.00)  
6. Net amount earned on contract to date ..... \$ 2,848,050.00  
7. Other: Deductions .....  
8. Less Amount of Previous payments ..... \$ (2,497,500.00)  
9. BALANCE DUE THIS PAYMENT ..... \$ 350,550.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC  
(Contractor)

By: Karen Huesteg 12-22-15  
(Authorized Representative)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 3 for the period 10-15-14 to 12-31-15 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 Periodic Estimate No. 3 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. [Signature] Architect/Engineer  
2. [Signature] Commissioner of Public Works  
3. [Signature] Using Agency  
4. [Signature] Federal Agency  
5. [Signature] Contracting Officer

Date \_\_\_\_\_  
Date 1/4/2016  
Date 1-4-2016  
Date \_\_\_\_\_  
Date 1/8/16



# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

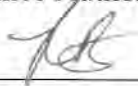
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Joanne E. Bozzuto, J.D., CPA  
Director, Finance & Administration  
Virgin Islands Public Finance Authority

From: Randolph N. Bennett   
Commissioner  
Department of Property & Procurement

Date: March 9, 2016

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

Transmitted herewith for partial payment is Periodical Estimate No. Four (4), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #4	February 9, 2016	\$763,887.50

Funding Source: 2014C Gross Receipt Tax Bond

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

RNB/lb/tc  






# Department of Property & Procurement

Government of the United States Virgin Islands

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

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March 9, 2016

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


**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Four (4), dated February 9, 2016 and received March 8, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Seven Hundred Sixty-three Thousand Eight Hundred Eighty-seven Dollars and Fifty Cents (\$763,887.50).**

Sincerely,



Randolph N. Bennett  
Commissioner

RNB/lbt/tc

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



GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF SPORTS, PARKS & RECREATION

William D. Roebuck Industrial Park, Bldg. 1 Ste. 1

Frederiksted, St. Croix, VI 00840

Telephone: (340) 773-0160 / (340) 773-0271



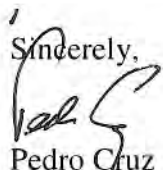
March 8, 2016

Honorable Randolph Bennett  
Commissioner  
Department of Property & Procurement  
Christiansted, VI 00820

**Re: Request for Payment No. 4  
C003SPRC15(GEC)- Design –Build of Paul E. Joseph Stadium and Sports Complex,  
Frederiksted, St. Croix, Virgin Islands**

Dear Commissioner Bennett:

Transmitted herewith for your review and further approval is Periodical Estimate for Partial Payment No. 4 submitted by contractor, GEC, LLC, covering the above referenced project. The payment is in the amount of **\$763,877.50.**

Sincerely,  
  
Pedro Cruz  
Commissioner



Honorable Gustav James  
Commissioner, Virgin Islands Department of Public Works  
Government of the United States Virgin Islands  
Estate Anna's Hope, Christiansted VI 00820

February 9, 2016

Subject: Pay Estimate 4 Billing Justification  
Design-Build of Paul E. Joseph Stadium and Sports Complex  
Contract No. C003SPRC15

Dear Commissioner James,

The attached Pay Estimate 4 (PE 4) submitted by GEC, LLC (GEC) to the Government of the Virgin Islands (Government) for payment includes billing for design, demolition, and a release of retainage, and is explained thusly:

1. GEC bills an amount equal to 35% of the overall Architectural and Engineering Fees for the Contract exclusive of the Pre-Suspension Work to 3/18/15. As indicated on the Schedule of Amounts for Design \$1,355,625 remains in the Contract to complete construction drawings and documents including Civil/Found; 60% Const Dwgs; 100% Const; and Admin during Const.
2. GEC completed the demolition of the Stadium and ancillary structures, and submitted the required Notice of Substantial Completion per Contract section 18(b) Notice of Substantial Completion. Contractor shall provide written notice to the Government, Government Engineer and the Owner's Representative when the conditions for Substantial Completion are satisfied for each approved Phase and for the entire Project.
3. In accordance with the third paragraph of section 24.(c) of the subject Contract, which states in part: "*Upon achievement of Substantial Completion the Government shall release retainage to the Contractor, via the next Periodic Estimate occurring after Substantial Completion...*" retainage is reduced in PE 4 by an amount that corresponds to the retainage held by the Government on the Schedule of Amounts item A. Pre-Suspension Work to 3/18/15, and item F. Demolition incl. Wall, Lights. The attached backup for the Contractor's Worksheet withholds retainage on all design, and releases retainage on the pre-suspension work and demolition in accordance with Section 24(c) of the Contract.



GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 4

FOR PERIOD: 01-01-16

TO: 02-09-16

Item No. 1	Description of Item 2	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work 9	0% Completed 10
		Quantity 3	Unit of Meas. 4	Cost per Unit 5	Value 6	No. of Units 7	Value 8		
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	Design (A&E & Civil) - Permits/Approvals		LS	\$ 1,575,000.00	\$ 1,575,000.00	0.4	\$ 590,625.00	\$ 984,375.00	38%
2	Foundations - Spread Footing Type		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete Superstructure		LS	\$ 3,750,000.00	\$ 3,750,000.00	0.0	\$ -	\$ 3,750,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavillion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
1	Design (A&E & Civil) - Permits/Approvals		LS	\$ 220,000.00	\$ 220,000.00	0.4	\$ 82,500.00	\$ 137,500.00	38%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	Design (A&E & Civil) - Permits/Approvals		LS	\$ 150,000.00	\$ 150,000.00	0.4	\$ 56,250.00	\$ 93,750.00	38%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	Design (A&E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	0.1	\$ 20,000.00	\$ 180,000.00	10%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
	TOTAL				\$ 20,000,000.00		\$ 3,724,375.00	\$ 16,275,625.00	19%

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

1 SCHEDULE OF CHANGE ORDERS

Item No. 1	Description of Item 2	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work 9	0% Completed 10
		Quantity 3	Unit of Meas. 4	Cost per Unit 5	Value 6	No. of Units 7	Value 8		
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	0.0	\$ -	\$ -	0%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)..... \$ 3,724,375.00  
2. Extra work performed to date..... \$ -  
3. Total value of work performed to date..... \$ 3,724,375.00  
4. Add: Materials stored at close of this period ( Attached detailed Schedule)..... \$ -  
5. Less: Amount Retained 10%..... \$ (112,437.50)  
6. Net amount earned on contract to date ..... \$ 3,611,937.50  
7. Other: Deductions .....  
8. Less Amount of Previous payments ..... \$ (2,848,050.00)  
9. BALANCE DUE THIS PAYMENT ..... \$ 763,887.50

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the Items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS.

and

GEC, LLC

(Contractor)

dated 11/19/14

(Contract Date)

and/or duly authorized

deviations, substitutions, alterations and/or additions; that the following is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC

(Contractor)

By:

(Authorized Representative)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 4 for the period 01-01-16 to 02-09-16 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 Periodic Estimate No. 4 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. \_\_\_\_\_ Architect/Engineer  
2. \_\_\_\_\_ Commissioner of Public Works  
3. \_\_\_\_\_ Using Agency  
4. \_\_\_\_\_ Federal Agency  
5. \_\_\_\_\_ Contracting Officer

Date \_\_\_\_\_

Date 2/29/2016

Date 2-10-16

Date \_\_\_\_\_

Date 3/10/16



# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

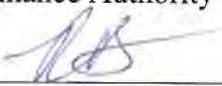
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Joanne E. Bozzuto, J.D., CPA  
Director, Finance & Administration  
Virgin Islands Public Finance Authority

From: Randolph N. Bennett   
Commissioner  
Department of Property & Procurement

Date: April 20, 2016

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

Transmitted herewith for partial payment is Periodical Estimate No. Five (5), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

Estimate Number  
P.E. #5

Date  
April 20, 2016

Amount  
\$569,302.20

Funding Source: 2014C Gross Receipt Tax Bond

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

RNB/ltb/tc  






# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



April 20, 2016

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

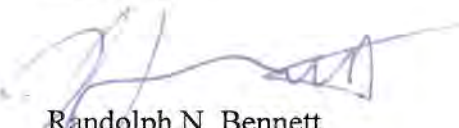
**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Five (5), dated March 31, 2016 and received April 19, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Five Hundred Sixty-nine Thousand Three Hundred Two Dollars and Twenty Cents (\$569,302.20).**

Sincerely,



Randolph N. Bennett  
Commissioner

RNB/lbt/tc  
*AB*

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



## Department of Public Works

8244 Sub Base  
St. Thomas, U.S. Virgin Islands 00802-5805  
Telephone: (340) 776-4844 Fax: (340) 774-1301

April 12, 2016

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

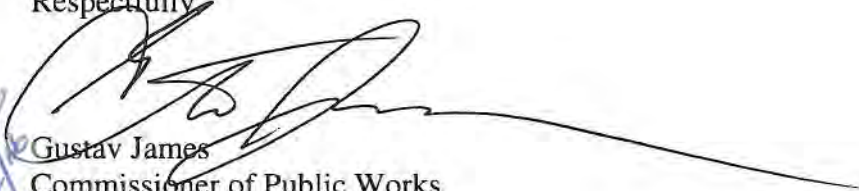
**Re: Design-Build of Paul E. Joseph Stadium and Sports Complex**  
**Periodical Estimate #5**  
**Contract No. C003SPRC15**

Dear Commissioner Randolph Bennett:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this correspondence to officially request your Agency's direct assistance in the preparation and processing of the payment #5 in favor of GEC. This Periodical Estimate #5 represent work completed over a thirty day time period.

Should you have any questions please feel free to contact our Capital Improvement Office at (340) 776-4844, ext. 4204.

Respectfully

  
Gustav James  
Commissioner of Public Works

GJ/VEP/vp

Attached:

cc: Commissioner Pedro Cruz, Sports Parks Recreation  
CIP/DPW Administrator, Vance E. Pinney



Honorable Gustav James  
Commissioner, Virgin Islands Department of Public Works  
Government of the United States Virgin Islands  
Estate Anna's Hope, Christiansted VI 00820

March 31, 2016

Subject: Pay Estimate 5 Billing Justification  
Design-Build of Paul E. Joseph Stadium and Sports Complex  
Contract No. C003SPRC15

Dear Commissioner James,

The attached Pay Estimate 5 (PE 5) submitted by GEC, LLC (GEC) to the Government of the Virgin Islands (Government) for payment includes billing for design and Change Order 2, and is explained thusly:

1. GEC bills an amount equal to 100% of the Change Order 2 amount of \$13,383 from the Owner's Contingency as described in the change order.
2. GEC, after review with Owner's Representative, is billing the design as indicated in the attached Schedule of Amounts for Design.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John R. Wessel', written over a faint, larger signature.

John R. Wessel  
Managing Member

Copy to:

Honorable Pedro Cruz, Commissioner, Sports, Parks and Recreation  
Lloyd Bough, Chief of Contracting, VI Department of Property and Procurement  
Vance Pinney, Capital Improvement Projects Engineering Administrator, Dept. of Public Works  
Tim Dempsey, Director of Operations, Coastal Systems - USVI



TO: 03-31-16

04/11/12

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1.0	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)..... \$ 4,356,933.00  
2. Extra work performed to date..... \$ -  
3. Total value of work performed to date..... \$ 4,356,933.00  
4. Add: Materials stored at close of this period ( Attached detailed Schedule)..... \$ -  
5. Less: Amount Retained 10%..... \$ (175,693.30)  
6. Net amount earned on contract to date ..... \$ 4,181,239.70  
7. Other: Deductions .....  
8. Less Amount of Previous payments ..... \$ (3,611,937.50)  
9. BALANCE DUE THIS PAYMENT ..... \$ 569,302.20 ✓

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC  
(Contractor)

By: 3-31-16  
(Authorized Representative)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 5 for the period 02-01-16 to 02-29-16 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 Periodic 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. Architect/Engineer  
2. Commissioner of Public Works  
3. Using Agency  
4. Federal Agency  
5. Contracting Officer

Date \_\_\_\_\_  
Date 4/13/2016  
Date 4-18-2016  
Date \_\_\_\_\_  
Date 4/21/16





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

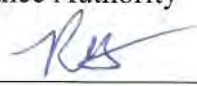
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Joanne E. Bozzuto, J.D., CPA  
Director, Finance & Administration  
Virgin Islands Public Finance Authority

From: Randolph N. Bennett   
Commissioner  
Department of Property & Procurement

Date: June 21, 2016

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

Transmitted herewith for partial payment is Periodical Estimate No. Six (6), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #6	May 13, 2016	\$156,183.30

Funding Source: 2014C Gross Receipt Tax Bond

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

RNB/lfb/tc







# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



June 21, 2016

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Six (6), dated May 13, 2016 and received June 16, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **One Hundred Fifty-six Thousand One Hundred Eighty-three Dollars and Thirty Cents (\$156,183.30).**

Sincerely,

Randolph N. Bennett  
Commissioner

RNB/lfb/tc

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



## Department of Public Works

8244 Sub Base  
St. Thomas, U.S. Virgin Islands 00802-5805  
Telephone: (340) 776-4844 Fax: (340) 774-1301

June 1, 2016

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


**Re: Design-Build of Paul E. Joseph Stadium and Sports Complex  
Periodical Estimate #6  
Contract No. C003SPRC15**

Dear Commissioner Randolph Bennett:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this correspondence to officially request your Agency's direct assistance in the preparation and processing of the payment #6 in favor of GEC. This Periodical Estimate #6 represents work completed over a thirty day time period.

Should you have any questions please feel free to contact our Capital Improvement Office at (340) 776-4844, ext. 4204.

Respectfully,

  
Gustav James  
Commissioner of Public Works

GJ/VEP/vp

Attached:

cc: Commissioner Pedro Cruz, Sports Parks Recreation  
CIP/DPW Administrator, Vance E. Pinney



June 1, 2016

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

Re: **Paul E. Joseph Stadium and Sports Complex, STX**  
Letter of Justification


Dear Commissioner Randolph Bennett:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this Letter of Justification to officially request your Agency's direct assistance in the expeditious processing and signature approval of the submitted Periodic Estimate #6. The design phrase is 60% complete for this project. This request represents pertinent services rendered in the development of this sports complex for St. Croix.

It is our recommendation that this work is in-place and the processing of this payment is in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give Vance E. Pinney a call at (340)-776-4844 ext. 4204/4224.

Respectfully,

  
Gustav James  
Commissioner  
Department of Public Works

VEP/vep

Attached:  
cc: DPW/CIP Engineering Administrator





Honorable Gustav James  
Commissioner, Virgin Islands Department of Public Works  
Government of the United States Virgin Islands  
Estate Anna's Hope, Christiansted VI 00820

May 13, 2016

Subject: Periodic Estimate for Partial Payment #6 Justification  
Design-Build of Paul E. Joseph Stadium and Sports Complex  
Contract No. C003SPRC15

Dear Commissioner James,

The attached Periodic Estimate for Partial Payment #6 (PE 6) submitted by GEC, LLC (GEC) to the Government of the Virgin Islands (Government) for payment includes billing for 60% Construction Documents, which have been submitted to the Government.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Richards', written over a horizontal line.

Laurence J. Richards, P.E., M.B.A.  
Managing Member

Copy to:

Honorable Pedro Cruz, Commissioner, Sports, Parks and Recreation  
Lloyd Bough, Chief of Contracting, VI Department of Property and Procurement  
Vance Pinney, Capital Improvement Projects Engineering Administrator, Dept. of Public Works  
Tim Dempsey, Director of Operations, Coastal Systems – USVI

**GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT**

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 6

FOR PERIOD: 04-01-16

TO: 04-30-16

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 1,575,000.00	\$ 1,575,000.00	0.8	\$ 1,181,250.00	\$ 393,750.00	75%
2	Foundations - Spread Footing Type		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete Superstructure		LS	\$ 3,750,000.00	\$ 3,750,000.00	0.0	\$ -	\$ 3,750,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
	Training, Dressing, Umpire & Laundry								
9	Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavilion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 220,000.00	\$ 220,000.00	0.8	\$ 174,900.00	\$ 45,100.00	80%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Superstructure		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Structure - Seating & Amenities		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Fields		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Mechanical, Electrical & Plumbing		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
	Design (A&E & Civil) -		LS	\$ 150,000.00	\$ 150,000.00	0.8	\$ 119,250.00	\$ 30,750.00	80%
1	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	0.3	\$ 65,200.00	\$ 134,800.00	33%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.1	\$ 13,383.00	\$ 136,617.00	9%

**GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT**

**1 SCHEDULE OF CHANGE ORDERS**

Item No. 1	Description of Item 2	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work 9	0% Completed 10
		Quantity 3	Unit of Meas. 4	Cost per Unit 5	Value 6	No. of Units 7	Value 8		
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	0%
<b>CHANGE ORDERS TOTAL</b>					\$ -		\$ -	\$ -	0%
<b>TOTAL CONTRACT</b>					\$20,000,000.00				

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

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

**3. ANALYSIS OF WORK PERFORMED**

1. Value of original contract work performed to date (Column 8 Front)..... \$ 4,528,983.00  
 2. Extra work performed to date..... \$ -  
 3. Total value of work performed to date..... \$ 4,528,983.00  
 4. Add: Materials stored at close of this period ( Attached detailed Schedule)..... \$ -  
 5. Less: Amount Retained 10%..... \$ (191,560.00)  
 6. Net amount earned on contract to date ..... \$ 4,337,423.00  
 7. Other: Deductions .....  
 8. Less Amount of Previous payments ..... \$ (4,181,239.70)  
 9. **BALANCE DUE THIS PAYMENT** ..... \$ 156,183.30

**4. CERTIFICATION OF CONTRACTOR**

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC  
 (Contractor)

By: [Signature] 513-16  
 (Authorized Representative)

**5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES**

I have certified that I have checked and verified the Periodic Estimate No. 6 for the period 04-01-16 to 04-30-16 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 Periodic 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. [Signature] Architect/Engineer  
 2. [Signature] Commissioner of Public Works  
 3. [Signature] Using Agency  
 4. [Signature] Federal Agency  
 5. [Signature] Contracting Officer

Date \_\_\_\_\_  
 Date 6/2/2016  
 Date 6/14/2016  
 Date \_\_\_\_\_  
 Date 6/27/16





# Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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


ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Honorable Valdamier O. Collens  
Executive Director  
Virgin Islands Public Finance Authority

From: Randolph N. Bennett, MA., LPC   
Commissioner  
Department of Property & Procurement

Date: November 7, 2016

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

Transmitted herewith for partial payment is Periodical Estimate No. Seven (7), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #7	September 13, 2016	\$73,726.50

Funding Source: 2014C Gross Receipt Tax Bond

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

RNB/lfb/tc





# Department of Property & Procurement

## Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPR.VI.GOV](http://DPR.VI.GOV)



November 7, 2016

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

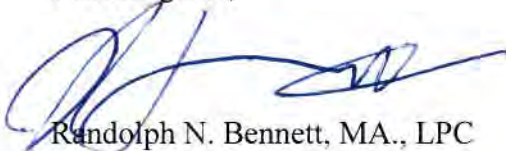
**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Seven (7), dated September 9, 2016 and received November 3, 2016, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Seventy-three Thousand Seven Hundred Twenty-six Dollars and Fifty Cents (\$73,726.50).**

Kind Regards,



Randolph N. Bennett, MA., LPC  
Commissioner

RNB/jtb/tc

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



OFFICE OF  
THE COMMISSIONER

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS

8244 Sub Base  
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844  
(340) 774-1301  
Fax: (340) 715-8136

October 18, 2016

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

Re: **Design-Build of Paul E. Joseph Stadium and Sports Complex, STX**  
Letter of Justification

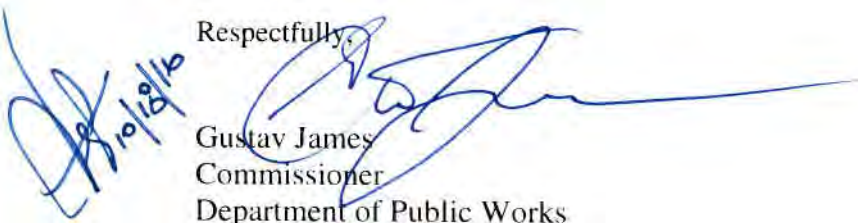
Dear Commissioner Randolph Bennett:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this Letter of Justification to officially request your Agency's direct assistance in the expeditious processing and signature approval of the submitted Periodic Estimate #7. The design phrase is 72% complete for this project. This request represents pertinent services rendered in the development of Paul E. Joseph Stadium Sports Complex for St. Croix.

It is our recommendation that this work is in-place and the processing of this payment is in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give Vance E. Pinney a call at (340)-776-4844 ext. 4204/4224.

Respectfully,

  
Gustav James  
Commissioner  
Department of Public Works

VEP/vep

Attached:  
cc: DPW/CIP Engineering Administrator



TO: 09-09-16

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 1,575,000.00	\$ 1,575,000.00	0.8	\$ 1,181,250.00	\$ 393,750.00	75%
2	Foundations - Spread Footing Type		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete Superstructure		LS	\$ 3,750,000.00	\$ 3,750,000.00	0.0	\$ -	\$ 3,750,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavillion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 220,000.00	\$ 220,000.00	0.8	\$ 174,900.00	\$ 45,100.00	80%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete								
3	Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
	Design (A&E & Civil) -		LS	\$ 150,000.00	\$ 150,000.00	0.8	\$ 119,250.00	\$ 30,750.00	80%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
	Design (A&E & Civil) -								
1	Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	0.3	\$ 65,200.00	\$ 134,800.00	33%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%
	TOTAL				\$20,000,000.00		\$ 4,602,709.50	\$15,397,290.50	23%

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODIC ESTIMATE FOR PARTIAL PAYMENT

1 SCHEDULE OF CHANGE ORDERS

Item No. 1	Description of Item 2	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work 9	0% Completed 10
		Quantity 3	Unit of Meas. 4	Cost per Unit 5	Value 6	No. of Units 7	Value 8		
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)..... \$ 4,602,709.50  
2. Extra work performed to date..... \$ -  
3. Total value of work performed to date..... \$ 4,602,709.50  
4. Add: Materials stored at close of this period ( Attached detailed Schedule)..... \$ -  
5. Less: Amount Retained 10%..... \$ (191,560.00)  
6. Net amount earned on contract to date ..... \$ 4,411,149.50  
7. Other: Deductions .....  
8. Less Amount of Previous payments ..... \$ (4,337,423.00)  
9. BALANCE DUE THIS PAYMENT ..... \$ 73,726.50

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC. LLC  
(Contractor)

By: [Signature]  
(Authorized Representative)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 7 for the period 05-01-16 to 09-09-16 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 Periodic Estimate No. 7 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. [Signature] Architect/Engineer  
2. [Signature] Commissioner of Public Works  
3. [Signature] Using Agency  
4. [Signature] Federal Agency  
5. [Signature] Contracting Officer

Date \_\_\_\_\_  
Date 10/20/2016  
Date 10-31-2016  
Date \_\_\_\_\_  
Date 11/2/16



# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



June 27, 2017

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Eight (8), dated May 31, 2017 and received June 23, 2017, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Nine Hundred Twelve Thousand One Hundred Sixty Dollars and Zero Cents (\$912,160.00).**

Sincerely,

Lloyd T. Bough, Jr.  
Commissioner

LTB/tc

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





OFFICE OF  
THE COMMISSIONER

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS

8244 Sub Base  
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844  
(340) 774-1301  
Fax: (340) 715-8136

June 23, 2017

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

Re: C003SPRC15 (GEC) Service Contract for Design-Build of **Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC.**  
Letter of Transmittal (Periodical Estimate #8)

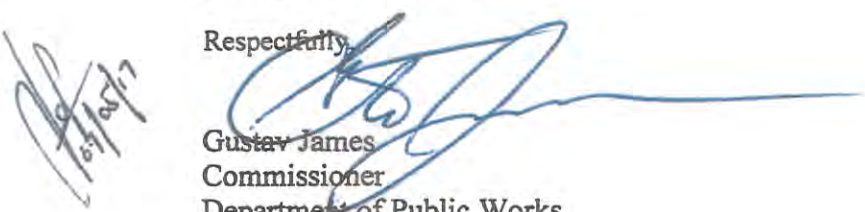
Dear Commissioner Lloyd T. Bough, Jr.:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this correspondence requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Estimate #8** in the amount of \$912,160.00. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. The design phase is 60% complete for this project.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give our DPW/CIP Office a call at (340) 776-4844 ext. 4204.

Respectfully,

  
Gustav James  
Commissioner  
Department of Public Works

GJ/VEP/vep

Attached:

cc: Commissioner of DSPR  
DPW/CIP Engineering Administrator

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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 8

FOR PERIOD: 09-09-16

TO: 05-31-17

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
1b	100% Design		LS	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%
1c	Administration During Construction		LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
3	Structural Steel and Concrete Superstructure		LS	\$ 2,915,000.00	\$ 2,915,000.00	0.0	\$ -	\$ 2,915,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavillion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LS	\$ 30,000.00	\$ 30,000.00	0.0	\$ -	\$ 30,000.00	0%
1b	100% Design		LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%
1c	Administration During Construction		LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design		LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%
1c	Administration During Construction		LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LS	\$ 13,600.00	\$ 13,600.00	0.0	\$ -	\$ 13,600.00	0%
1c	Administration During Construction		LS	\$ 46,200.00	\$ 46,200.00	0.0	\$ -	\$ 46,200.00	0%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%
H	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	TOTAL				\$ 20,000,000.00		\$ 5,343,309.50	\$ 14,656,690.50	27%

## 1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00				

## 2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

## 3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front).....	\$ 5,343,309.50
2. Extra work performed to date.....	\$ -
3. Total value of work performed to date.....	\$ 5,343,309.50
4. Add: Materials stored at close of this period ( Attached detailed Schedule).....	\$ -
5. Less: Amount Retained .....	\$ (20,000.00)
6. Net amount earned on contract to date .....	\$ 5,323,309.50
7. Other: Deductions .....	\$ -
8. Less Amount of Previous payments .....	\$ 4,411,149.50
9. BALANCE DUE THIS PAYMENT .....	\$ 912,160.00

## 4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with the terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS.

and

GEC, LLC

(Contractor)

dated 11/19/2014

(Contract Date)

and/or duly authorized

deviations, substitutions, alterations and/or additions; that the following is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC

(Contractor)

By:

(Authorized Representative)

5-31-2017

## 5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 8 for the period 09-01-16 to 05-31-17 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 Periodic Estimate No. 8 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

Owner's Representative

Date 6-22-17

Commissioner of Public Works

Date

Using Agency

Date 6-22-17

Federal Agency

Date

Contracting Officer

Date 27 Jun 17

J.C. 6/27/17





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Honorable Valdamier O. Collens  
Executive Director  
Virgin Islands Public Finance Authority

From: Lloyd T. Bough, Jr.  
Commissioner

Date: August 18, 2017

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

Transmitted herewith for partial payment is Periodical Estimate No. Nine (9), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

Estimate Number  
P.E. #9

Date  
August 2, 2017

Amount  
\$493,851.60

Funding Source: 2014C Gross Receipt Tax Bond

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

LTB/tc



# Department of Property & Procurement

Government of the United States Virgin Islands

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August 18, 2017

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Nine (9), dated August 2, 2017 and received August 14, 2017, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Four Hundred Ninety-three Thousand Eight Hundred Fifty-one Dollars and Sixty Cents (\$493,851.60).**

Sincerely,

Lloyd T. Bough, Jr.  
Commissioner

LTB/tc

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



OFFICE OF  
THE COMMISSIONER

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES


DEPARTMENT OF PUBLIC WORKS

8244 Sub Base  
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844  
(340) 774-1301  
Fax: (340) 715-8136

August 11, 2017

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

Re: C003SPRC15 (GEC) Service Contract for Design-Build of **Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC.**  
Letter of Transmittal (Periodical Estimate #9) 


Dear Commissioner Lloyd T. Bough, Jr.:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this correspondence requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Estimate #9** in the amount of \$493,851.60. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. The design phase is 83% complete for this project.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give our DPW/CIP Office a call at (340) 776-4844 ext. 4204.

Respectfully,

  
Nelson Petty  
Acting Commissioner  
Department of Public Works

NP/VEP/vep

Attached:

cc: Commissioner of DSPR  
DPW/CIP Engineering Administrator



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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 9

FOR PERIOD: 05-31-17

TO: 07-31-17

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
1b	100% Design		LS	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%
1c	Administration During Construction		LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation		LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	100%
2a	Surcharge Earthwork		LS	\$ 960,000.00	\$ 960,000.00	0.0	\$ 497,280.00	\$ 462,720.00	51.8%
2b	Surcharge Testing		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ 51,444.00	\$ 48,556.00	51.4%
3	Structural Steel and Concrete Superstructure		LS	\$ 1,855,000.00	\$ 1,855,000.00	0.0	\$ -	\$ 1,855,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavilion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LS	\$ 30,000.00	\$ 30,000.00	0.0	\$ -	\$ 30,000.00	0%
1b	100% Design		LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%
1c	Administration During Construction		LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design		LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%
1c	Administration During Construction		LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LS	\$ 13,600.00	\$ 13,600.00	0.0	\$ -	\$ 13,600.00	0%
1c	Administration During Construction		LS	\$ 46,200.00	\$ 46,200.00	0.0	\$ -	\$ 46,200.00	0%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%
H	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	TOTAL				\$ 20,000,000.00		\$ 5,892,033.50	\$ 14,107,966.50	29%

## 1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum"	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments	1	ls	0	0	1	\$ -	0	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00				

## 2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

## 3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front).....	\$ 5,892,033.50
2. Extra work performed to date.....	\$ -
3. Total value of work performed to date.....	\$ 5,892,033.50
4. Add: Materials stored at close of this period ( Attached detailed Schedule).....	\$ -
5. Less: Amount Retained.....	\$ (74,872.40)
6. Net amount earned on contract to date.....	\$ 5,817,161.10
7. Other: Deductions.....	\$ -
8. Less Amount of Previous payments.....	\$ 5,323,309.50
9. BALANCE DUE THIS PAYMENT.....	\$ 493,851.60

## 4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC  
(Contractor)

By: [Signature] 8-2-17  
(Authorized Representative)

## 5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 9 for the period 05-31-17 to 07-31-17 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 Periodic Estimate No. 9 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

[Signature]  
Owner's Representative

Date 8/2/17

[Signature]  
Commissioner of Public Works

Date 8-2-17

[Signature]  
Using Agency

Date 8-2-17

[Signature]  
Federal Agency

Date 8/18/17

[Signature]  
Contracting Officer

Date 8/18/17





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Honorable Valdamier O. Collens  
Executive Director  
Virgin Islands Public Finance Authority

From: Lloyd T. Bough, Jr.   
Commissioner

Date: October 27, 2017

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

Transmitted herewith for partial payment is Periodical Estimate No. Ten (10), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #10	September 1, 2017	\$365,884.40

Funding Source: 2014C Gross Receipt Tax Bond

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

LTB/drw/tc





# Department of Property & Procurement

Government of the United States Virgin Islands

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

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

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October 27, 2017

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Ten (10), dated September 1, 2017 and received October 27, 2017, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Three Hundred Sixty-five Thousand Eight Hundred Eighty-four Dollars and Forty Cents (\$365,884.40).**

Sincerely,

Lloyd T. Bough, Jr.  
Commissioner

LTB/drw/tc

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



OFFICE OF  
THE COMMISSIONER

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS  
8244 Sub Base  
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844  
(340) 774-1301  
Fax: (340) 715-8136

October 23, 2017

The Honorable Lloyd T. Bough, Jr.  
Commissioner  
Department of Property & Procurement  
#3274 Estate Richmond  
Christiansted, St. Croix, VI 00820

**RE: C003SPRC15 (GEC) Service Contract for Design Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC**

Letter of Transmittal (Periodical Estimate #10)

Dear Commissioner Bough:

As the Territorial Capital Improvement Program (CIP) Administrator, I transmit this correspondence requesting your Agency's direct assistance in the expeditious processing and signature approval of this Periodical Estimate #10 in the amount of \$365,884.40. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex.

If you require any additional information, please feel free to contact me at my office at (340) 776-4844.

Respectfully,

Nelson M. Petty, Jr.  
Commissioner Nominee

NMP/ss



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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 10

FOR PERIOD: 08-1-17

TO: 08-31-17

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
1b	100% Design		LS	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%
1c	Administration During Construction		LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
2a	Surcharge Earthwork		LS	\$ 960,000.00	\$ 960,000.00	0.894	\$ 858,240.00	\$ 101,760.00	89.4%
2b	Surcharge Testing		LS	\$ 100,000.00	\$ 100,000.00	0.748	\$ 74,800.00	\$ 25,200.00	74.8%
3	Structural Steel and Concrete Superstructure		LS	\$ 1,855,000.00	\$ 1,855,000.00	0.0	\$ -	\$ 1,855,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavilion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LS	\$ 30,000.00	\$ 30,000.00	0.0	\$ -	\$ 30,000.00	0%
1b	100% Design		LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%
1c	Administration During Construction		LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design		LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%
1c	Administration During Construction		LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LS	\$ 13,600.00	\$ 13,600.00	0.0	\$ -	\$ 13,600.00	0%
1c	Administration During Construction		LS	\$ 46,200.00	\$ 46,200.00	0.0	\$ -	\$ 46,200.00	0%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%
H	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	TOTAL				\$ 20,000,000.00		\$ 6,276,349.50	\$ 13,723,650.50	31%

*[Handwritten signature]*



## 1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments	1	ls	0	0	1	\$ -	0	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00		\$ -	\$ -	

## 2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

## 3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front).....	\$ 6,276,349.50
2. Extra work performed to date.....	\$ -
3. Total value of work performed to date.....	\$ 6,276,349.50
4. Add: Materials stored at close of this period ( Attached detailed Schedule).....	\$ -
5. Less: Amount Retained.....	\$ (93,304.00)
6. Net amount earned on contract to date.....	\$ 6,183,045.50
7. Other: Deductions.....	\$ -
8. Less Amount of Previous payments.....	\$ 5,817,161.10
9. BALANCE DUE THIS PAYMENT.....	\$ 365,884.40

## 4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC  
(Contractor)

By: [Signature] 9-1-17  
(Authorized Representative)

## 5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 10 for the period 08-1-17 to 08-31-17 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 Periodic Estimate No. 10 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

Date 8-31-17

Date 10/13/17

Date 9/1/17

Date \_\_\_\_\_

Date 10/30/17

Owner's Representative

Commissioner of Public Works

Using Agency

Federal Agency

Contracting Officer

[Signature]  
[Signature]  
[Signature]

[Signature]  
F.C. 10/27/17



# Department of Property & Procurement

## Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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


ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



### Memorandum:

To: Honorable Valdamier O. Collens  
Executive Director  
Virgin Islands Public Finance Authority

From: Lloyd T. Bough, Jr.   
Commissioner

Date: February 16, 2018

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

Transmitted herewith for partial payment is Periodical Estimate No. Eleven (11), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.


Estimate Number  
P.E. #11

Date  
February 7, 2017

Amount  
\$222,750.00

Funding Source: 2014C Gross Receipt Tax Bond

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

LTB/drw/tc  




# Department of Property & Procurement

## Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



February 16, 2018

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Eleven (11), dated February 7, 2018 and received February 15, 2018, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Two Hundred Twenty-two Thousand Seven Hundred Fifty Dollars and Zero Cents (\$222,750.00).**

Sincerely,

Lloyd T. Bough, Jr.  
Commissioner

LTB/drw/tc

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





GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT

8244 Sub Base  
St. Thomas, U.S.V.I. 00802-5805

OFFICE OF  
THE COMMISSIONER

Tel: (340) 774-1301  
Fax: (340) 715-8135

February 9, 2017

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

Re: C003SPRC15 (GEC) Service Contract for Design-Build of **Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC.**  
Letter of Transmittal (Periodical Estimate #11)

Dear Commissioner Lloyd T. Bough, Jr.:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Estimate #11** in the amount of **TWO HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$222,750.00)**. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. The design phase is 83% complete for this project.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,

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

NP/JG/jg

Attachments: Pay Estimate 11  
Pay Estimate 11 Analysis

cc: Jose Cruz, Commissioner of DSPR  
James Grum, P.E., DPW/CIP Engineering Administrator

REC'D PROPERTY&PROCUR  
FEB 9 2018 PM 3:23



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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 11

FOR PERIOD: 09-01-17

TO: 12-31-17

Item No.	ORIGINAL ESTIMATE					COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
	Description of Item	Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
<b>A Pre-Suspension Work to 3/18/15</b>									
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
<b>B PAUL E. JOSEPH STADIUM</b>									
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LS	\$ 300,000.00	\$ 300,000.00	0.8	\$ 225,000.00	\$ 75,000.00	75%
1b	100% Design		LS	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%
1c	Administration During Construction		LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation		LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	100%
2a	Surcharge Earthwork		LS	\$ 960,000.00	\$ 960,000.00	0.0	\$ 858,240.00	\$ 101,760.00	89.4%
2b	Surcharge Testing		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ 74,800.00	\$ 25,200.00	70.0%
3	Structural Steel and Concrete Superstructure		LS	\$ 1,855,000.00	\$ 1,855,000.00	0.0	\$ -	\$ 1,855,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavilion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
<b>C TERRENCE MARTIN FIELD</b>									
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LS	\$ 30,000.00	\$ 30,000.00	0.8	\$ 22,500.00	\$ 7,500.00	75%
1b	100% Design		LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%
1c	Administration During Construction		LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
<b>D CRUCIAN CHRISTMAS CARNIVAL VILLAGE</b>									
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design		LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%
1c	Administration During Construction		LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
<b>E SITE IMPROVEMENTS</b>									
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LS	\$ 13,600.00	\$ 13,600.00	0.0	\$ -	\$ 13,600.00	0%
1c	Administration During Construction		LS	\$ 46,200.00	\$ 46,200.00	0.0	\$ -	\$ 46,200.00	0%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
8	Landscapes & Hardscape		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%
H	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
<b>TOTAL</b>					\$ 20,000,000.00		\$ 6,523,849.50	\$ 13,476,150.50	33%

FEB 9 2018 PM 3:23  
REC'D PROPERTY & PROJECT



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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 11

FOR PERIOD: 09-01-17

TO: 12-31-17

1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contract from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
5	Add Surcharge Earthwork and Testing	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)	\$	6,523,849.50
2. Extra work performed to date	\$	-
3. Total value of work performed to date	\$	6,523,849.50
4. Add: Materials stored at close of this period ( Attached detailed Schedule	\$	-
5. Less: Amount Retained	\$	(118,054.00)
6. Net amount earned on contract to date	\$	6,405,795.50
7. Other: Deductions	\$	-
8. Less Amount of Previous payments	\$	6,183,045.50
9. BALANCE DUE THIS PAYMENT	\$	222,750.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with theorems 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 account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

CONTRACTOR - GEC, LLC - John Wessel

Date

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate #11 for the period 09/01/2017 to 12/31/2017 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 Periodic Estimate has been inspected by me and/or my duly authorized representative or assistants and that it has been performed and/or supplied in full accordance with the Terms and conditions of the construction contract, drawings, plans and specifications, and/or duly authorized deviations, substitutions, alterations and/or additions, all of which have been authenticated or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

OWNER'S REPRESENTATIVE - CSVI - Tim Dempsey

Date

ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

Date

COMMISSIONER OF DPW - Nelson Petty, P.E.

Date

COMMISSIONER OF DSPR - Pedro Cruz

Date

COMMISSIONER OF DPP, Lloyd Bough Jr

Date





# Department of Property & Procurement

## Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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### Memorandum:

To: Honorable Valdamier O. Collens  
Executive Director  
Virgin Islands Public Finance Authority

From: *RL* Lloyd T. Bough, Jr.  
Commissioner

*[Signature]* 6/21/18

Date: June 20, 2018

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

Transmitted herewith for partial payment is Periodical Estimate No. Twelve (12), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
P.E. #12	May 25, 2018	\$308,514.00

Funding Source: 2014C Gross Receipt Tax Bond

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

LTB/drw/tc

*OK*



# Department of Property & Procurement

## Government of the United States Virgin Islands

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June 20, 2018

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Twelve (12), dated May 25, 2018 and received June 13, 2018, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Three Hundred Eight Thousand Five Hundred Fourteen Dollars and Zero Cents (\$308,514.00).**

Sincerely,

Lloyd T. Bough, Jr.  
Commissioner

LTB/drw/tc

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



GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT

8244 Sub Base  
St. Thomas, U.S.V.I. 00802-5805

OFFICE OF  
THE COMMISSIONER

Tel: (340) 774-1301  
Fax: (340) 715-8135

June 9, 2018

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

Re: C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC.  
Periodical Pay Estimate 12

Dear Commissioner Lloyd T. Bough, Jr.:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Pay Estimate 12** in the amount of **THREE HUNDRED EIGHT THOUSAND FIVE HUNDRED FOURTEEN AND 00/100 DOLLARS (\$308,514.00)**. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. Change Order 5 work has reached Substantial Completion and the design phase is 90% complete for this project.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,



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

NP/JG/jg

Attachments: Pay Estimate 12  
Pay Estimate 12 Analysis

cc: Jose Cruz, Commissioner of DSPR  
James Grum, P.E., CIP Engineering Administrator, DPW



LOCATION: St. Croix

CONTRACT NO.: C003SPRC15(GEC)

5/31/2018

Ph  
A



1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments	1	ls	0	0	1	\$ -	0	100%
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00				

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front).....	\$	6,723,309.50
2. Extra work performed to date.....	\$	-
3. Total value of work performed to date.....	\$	6,723,309.50
4. Add: Materials stored at close of this period ( Attached detailed Schedule).....	\$	-
5. Less: Amount Retained.....	\$	(9,000.00)
6. Net amount earned on contract to date.....	\$	6,714,309.50
7. Other: Deductions.....	\$	-
8. Less Amount of Previous payments.....	\$	6,405,795.50
9. BALANCE DUE THIS PAYMENT.....	\$	308,514.00

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with the terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS and the Contractor.

and GEC, LLC dated 11/19/2014 and/or duly authorized  
(Contract Date)

deviations, substitutions, alterations and/or additions; that the following is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

CONTRACTOR - GEC, LLC John R. Wessel

Date

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 12 for the period 12-31-17 to 5-31-18 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 Periodic Estimate No. 12 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

OWNER'S REPRESENTATIVE-CSVI - Tim Dempsey

C.I.P. ENGINEERING ADMINISTRATOR - DPW- James A. Grum, P.E.

COMMISSIONER OF DPW - Nelson M. Petty Jr., P.E.

COMMISSIONER OF DSPR - Pedro M. Cruz

COMMISSIONER OF DPP - Lloyd T. Bough Jr.

Date 5-25-18

Date 5-25-18

Date 6/11/18

Date 5-25-18

Date 6/21/18

J.C. 6/20/18



# Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

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## Memorandum:

To: Honorable Valdamier O. Collens  
Executive Director  
Virgin Islands Public Finance Authority

From: Lloyd T. Bough, Jr.  
Commissioner

Date: November 28, 2018

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

Transmitted herewith for partial payment is Periodical Estimate No. Fourteen (14), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

Estimate Number  
P.E. #14

Date  
November 14, 2018

Amount  
\$429,525.00

Funding Source: 2014C Gross Receipt Tax Bond

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

LTB/drw/tc





# Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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November 28, 2018

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Fourteen (14), dated November 14, 2018 and received November 19, 2018, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Four Hundred Twenty-nine Thousand Five Hundred Twenty-five Dollars and Zero Cents (\$429,525.00).**

Sincerely,

Lloyd T. Bough, Jr.  
Commissioner

LTB/drw/tc

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



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

November 19, 2018

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

Re: C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC.  
Periodical Pay Estimate 14

Dear Commissioner Lloyd T. Bough, Jr.:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Pay Estimate 14** in the amount of **FOUR HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED TWENTY FIVE AND 00/100 DOLLARS (\$429,525.00)**. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. This represents 25% of the foundation work, 100% of the earthwork grading and 42% if the site improvements.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,

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

NP/JG/jg

Attachments: Pay Estimate 14  
Pay Estimate 14 Analysis

cc: Jose Cruz, Commissioner of DSPR  
James Grum, P.E., CIP Engineering Administrator, DPW



Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed	Retainage being held this PE
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value			
1	2	3	4	5	6	7	8	9	10	
A	Pre-Suspension Work to 3/18/15									
1	Insurance	1	LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%	\$ -
2	Architectural and Engineering Fees	1	LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%	\$ -
3	Consulting & Permit Fees	1	LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%	\$ -
4	Contract Administration and Development	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%	\$ -
5	Demolition through 3-18-15	1	LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%	\$ -
6	Lead Abatement (Owner's Contingency)	1	LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%	\$ -
7	Mobilization	1	LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%	\$ -
B	PAUL E. JOSEPH STADIUM									
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%	\$ -
1a	90% Design	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%	\$ -
1b	100% Design	1	LS	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%	\$ -
1c	Administration During Construction	1	LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%	\$ -
2	Foundation	1	LS	\$ 350,000.00	\$ 350,000.00	0.2	\$ 80,500.00	\$ 269,500.00	23%	\$ 6,125.00
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%	\$ -
3	Structural Steel and Concrete Superstructure	1	LS	\$ 1,855,000.00	\$ 1,855,000.00	0.0	\$ -	\$ 1,855,000.00	0%	\$ -
4	Fixed Seating	1	LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%	\$ -
5	Berm Area Seating	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
6	VIP Suites (4 each)	1	LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%	\$ -
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
8	Locker Rooms & Showers	1	LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%	\$ -
9	Training, Dressing, Umpire & Laundry Rooms	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
10	Public Restrooms	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
11	Concession Areas	1	LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%	\$ -
12	Entry Pavillion	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
13	Admin, Maintenance Offices & Storage	1	LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%	\$ -
14	Concourse Plaza	1	LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%	\$ -
15	Party Deck Area	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
16	Elevator	1	LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%	\$ -
17	Ticketing and Gate Control	1	LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%	\$ -
18	Building Storage Area	1	LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%	\$ -
19	Dugouts	1	LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%	\$ -
20	Stairways & Common Spaces	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
21	Field - Grading, Drainage & Markings	1	LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%	\$ -
22	Equipment Storage Buildings	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
23	Bull Pens, Backstop & Pads	1	LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%	\$ -
24	Grounds maintenance storage	1	LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%	\$ -
25	Mechanical	1	LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%	\$ -
26	Electrical	1	LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%	\$ -
27	Fire Safety	1	LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%	\$ -
28	Plumbing	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
29	Equipment, Concessions & Fixtures	1	LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%	\$ -
C	TERRENCE MARTIN FIELD									
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%	\$ -
1a	90% Design	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%	\$ -
1b	100% Design	1	LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%	\$ -
1c	Administration During Construction	1	LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%	\$ -
2	Foundations - Spread Footing Type	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
3	Structure - Steel & Concrete Superstructure	1	LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%	\$ -
4	Structure - Seating & Amenities	1	LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%	\$ -
5	Fields	1	LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%	\$ -
6	Mechanical, Electrical & Plumbing	1	LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%	\$ -
7	Equipment, Concessions & Fixtures	1	LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%	\$ -
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE									
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%	\$ -
1a	90% Design	1	LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%	\$ -
1b	100% Design	1	LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%	\$ -
1c	Administration During Construction	1	LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%	\$ -
2	Mechanical, Electrical & Plumbing	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
3	Vendor Pads	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
E	SITE IMPROVEMENTS									
1	60% Design (A&E & Civil) - Permits/Approvals	1	LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%	\$ -
1a	90% Design	1	LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%	\$ -
1b	100% Design	1	LS	\$ 13,600.00	\$ 13,600.00	0.0	\$ -	\$ 13,600.00	0%	\$ -
1c	Administration During Construction	1	LS	\$ 46,200.00	\$ 46,200.00	0.0	\$ -	\$ 46,200.00	0%	\$ -
2	Earthwork & Grading	1	LS	\$ 500,000.00	\$ 500,000.00	1.0	\$ 500,000.00	\$ -	100%	\$ 10,000.00
3	Site Infrastructure - Water	1	LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%	\$ -
4	Site Infrastructure - Electric	1	LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%	\$ -
5	Site Infrastructure - Lighting	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
6	Roads, Parking & Pathways	1	LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%	\$ -
7	Site Improvements	1	LS	\$ 350,000.00	\$ 350,000.00	0.4	\$ 145,500.00	\$ 204,500.00	42%	\$ 8,750.00
8	Landscapes & Hardscapes	1	LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%	\$ -
F	Demolition incl. Wall, Lights									
1	Demolition incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%	\$ -
G	Owner's Contingency									
1	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%	\$ -
H	Extend Builder's Risk to 10-31-19									
1	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%	\$ -
	TOTAL				\$ 20,000,000.00		\$ 7,459,309.50	\$ 12,540,690.50	37%	\$ 24,875.00

*[Handwritten signature]*



1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed	
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value			
1	2	3	4	5	6	7	8	9	10	
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
5	Schedule of amounts for contract payments	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
6	Surcharge Earthwork	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
7	Locate Exsistng Utilities	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
8	Test Piles and Initial Earthworks	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%	
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%	
TOTAL CONTRACT				\$ -	\$ 20,000,000.00		\$ 7,459,309.50	\$ 12,540,690.50		

2 ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3 ANALYSIS OF WORK PERFORMED

1 Value of original contract work performed to date (Column 8 Front)	\$ 7,459,309.50
2 Extra work performed to date	\$ -
3 Total value of work performed to date	\$ -
4 Add: Materials stored at close of this period ( Attached detailed Schedule)	\$ -
5 Less: Amount Retained	\$ (72,600.00)
6 Net amount earned on contract to date	\$ 7,386,709.50
7 Other: Deductions	\$ -
8 Less Amount of Previous payments	\$ 6,957,184.50
9 BALANCE DUE THIS PAYMENT	\$ 429,525.00

4 CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct; that all the work has been performed and/or materials supplied in full accordance with the terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS and the Contractor and/or duly authorized deviations, substitutions, alterations and/or additions; that the following is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.



CONTRACTOR - GEC, LLC - John R. Wessel

  
Date

5 CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I certify that I have checked and verified this Periodic Estimate and 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 Periodic Estimate has been inspected by me and/or my duly authorized representative or assistants and that it has been performed and/or supplied in full accordance with the Terms and conditions of the construction contract, drawings, plans and specifications, and/or duly authorized deviations, substitutions, alterations and/or additions, all of which have been authenticated or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

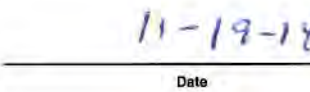


OWNER'S REPRESENTATIVE - C&SVI - Tim Dempsey

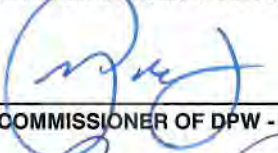
  
Date



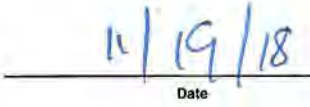
ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

  
Date

JS



COMMISSIONER OF DPW - Nelson M. Petty, Jr. P.E.

  
Date



COMMISSIONER OF DSPR - Pedro Cruz

  
Date



COMMISSIONER OF DPP, Lloyd T. Bough Jr.

  
Date

J.C. 11/28/18

NOV 13 2018  
ESU PROPERTY



# Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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


ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



## Memorandum:

To: Virgin Islands Public Finance Authority

From: Lloyd T. Bough, Jr.   
Acting Commissioner

Date: January 10, 2019

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

Transmitted herewith for partial payment is Periodical Estimate No. Fifteen (15), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15.

Estimate Number  
P.E. #15

Date  
December 20, 2018

Amount  
\$186,625.63

Funding Source: 2014C Gross Receipt Tax Bond

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

LTB/drw/tc





# Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



January 10, 2019

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

**RE: C003SPRC15 (GEC)**  
**Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Fifteen (15), dated December 20, 2018 and received December 21, 2018, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **One Hundred Eighty-six Thousand Six Hundred Twenty-five Dollars and Sixty- three Cents (\$186,625.63).**

Sincerely,

Lloyd T. Bough, Jr.  
Acting Commissioner

LTB/drw/tc

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



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

December 23, 2018

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

Re: C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC.  
Periodical Pay Estimate 15

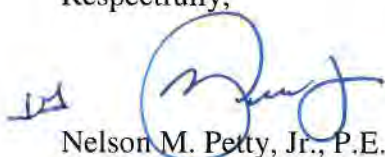
Dear Commissioner Lloyd T. Bough, Jr.:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Pay Estimate 15** in the amount of **ONE HUNDRED EIGHTY SIX THOUSAND SIX HUNDRED TWENTY FIVE AND 63/100 DOLLARS (\$186,625.63)**. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. This represents 60% of the foundation work, 100% of the earthwork grading for the Crucian Christmas Village and 55% if the site improvements.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,



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

NP/JG/jg

Attachments: Pay Estimate 15  
Pay Estimate 15 Analysis

cc: Jose Cruz, Commissioner of DSPR  
James Grum, P.E., CIP Engineering Administrator, DPW



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

LOCATION: St. Croix

NAME OF CONTRACTOR: GEC, LLC

CONTRACT NO.: C003SPRC15(GEC)

PERIODIC ESTIMATE NO. 15

FOR PERIOD: 11-16-18

12/15/2018

Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/18/15								
1	Insurance		LS	\$ 1,013,875.00	\$ 1,013,875.00	1.0	\$ 1,013,875.00	\$ -	100%
2	Architectural and Engineering Fees		LS	\$ 375,000.00	\$ 375,000.00	1.0	\$ 375,000.00	\$ -	100%
3	Consulting & Permit Fees		LS	\$ 107,125.00	\$ 107,125.00	1.0	\$ 107,125.00	\$ -	100%
4	Contract Administration and Development		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
5	Demolition through 3-18-15		LS	\$ 650,000.00	\$ 650,000.00	1.0	\$ 650,000.00	\$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	\$ 166,500.00	\$ 166,500.00	1.0	\$ 166,500.00	\$ -	100%
7	Mobilization		LS	\$ 162,500.00	\$ 162,500.00	1.0	\$ 162,500.00	\$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 1,680,000.00	\$ 1,680,000.00	1.0	\$ 1,680,000.00	\$ -	100%
1a	90% Design		LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ 300,000.00	\$ -	100%
1b	100% Design		LS	\$ 40,000.00	\$ 40,000.00	0.0	\$ -	\$ 40,000.00	0%
1c	Administration During Construction		LS	\$ 105,000.00	\$ 105,000.00	0.0	\$ -	\$ 105,000.00	0%
2	Foundation		LS	\$ 350,000.00	\$ 350,000.00	0.4	\$ 145,000.00	\$ 205,000.00	41%
2a	Surcharge Earthwork		LS	\$ 960,000.00	\$ 960,000.00	1.0	\$ 960,000.00	\$ -	100%
2b	Surcharge Testing		LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 100,000.00	\$ -	100%
3	Structural Steel and Concrete Superstructure		LS	\$ 1,855,000.00	\$ 1,855,000.00	0.0	\$ -	\$ 1,855,000.00	0%
4	Fixed Seating		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Berm Area Seating		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	VIP Suites (4 each)		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
7	Press Boxes, A/V Booths, Club Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
8	Locker Rooms & Showers		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
10	Public Restrooms		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
11	Concession Areas		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
12	Entry Pavillion		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
13	Admin, Maintenance Offices & Storage		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
14	Concourse Plaza		LS	\$ 250,000.00	\$ 250,000.00	0.0	\$ -	\$ 250,000.00	0%
15	Party Deck Area		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
16	Elevator		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
17	Ticketing and Gate Control		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
18	Building Storage Area		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
19	Dugouts		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
20	Stairways & Common Spaces		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
21	Field - Grading, Drainage & Markings		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
22	Equipment Storage Buildings		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
23	Bull Pens, Backstop & Pads		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
24	Grounds maintenance storage		LS	\$ 100,000.00	\$ 100,000.00	0.0	\$ -	\$ 100,000.00	0%
25	Mechanical		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
26	Electrical		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
27	Fire Safety		LS	\$ 200,000.00	\$ 200,000.00	0.0	\$ -	\$ 200,000.00	0%
28	Plumbing		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
29	Equipment, Concessions & Fixtures		LS	\$ 420,000.00	\$ 420,000.00	0.0	\$ -	\$ 420,000.00	0%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
1a	90% Design		LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
1b	100% Design		LS	\$ 7,500.00	\$ 7,500.00	0.0	\$ -	\$ 7,500.00	0%
1c	Administration During Construction		LS	\$ 12,500.00	\$ 12,500.00	0.0	\$ -	\$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	\$ 500,000.00	\$ 500,000.00	0.0	\$ -	\$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
5	Fields		LS	\$ 300,000.00	\$ 300,000.00	0.0	\$ -	\$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	\$ 60,000.00	\$ 60,000.00	0.0	\$ -	\$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 136,000.00	\$ 136,000.00	1.0	\$ 136,000.00	\$ -	100%
1a	90% Design		LS	\$ 20,000.00	\$ 20,000.00	0.0	\$ -	\$ 20,000.00	0%
1b	100% Design		LS	\$ 5,500.00	\$ 5,500.00	0.0	\$ -	\$ 5,500.00	0%
1c	Administration During Construction		LS	\$ 8,500.00	\$ 8,500.00	0.0	\$ -	\$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
3	Vendor Pads		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	\$ 65,200.00	\$ 65,200.00	1.0	\$ 65,200.00	\$ -	100%
1a	90% Design		LS	\$ 110,000.00	\$ 110,000.00	0.0	\$ -	\$ 110,000.00	0%
1b	100% Design		LS	\$ 13,600.00	\$ 13,600.00	0.0	\$ -	\$ 13,600.00	0%
1c	Administration During Construction		LS	\$ 46,200.00	\$ 46,200.00	0.0	\$ -	\$ 46,200.00	0%
2	Earthwork & Grading		LS	\$ 500,000.00	\$ 500,000.00	1.0	\$ 500,000.00	\$ -	100%
3	Site Infrastructure - Water		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	\$ 400,000.00	\$ 400,000.00	0.0	\$ -	\$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	\$ 350,000.00	\$ 350,000.00	0.0	\$ -	\$ 350,000.00	0%
7	Site Improvements		LS	\$ 350,000.00	\$ 350,000.00	0.7	\$ 232,806.25	\$ 117,193.75	67%
8	Landscapes & Hardscapes		LS	\$ 150,000.00	\$ 150,000.00	0.0	\$ -	\$ 150,000.00	0%
F	Demolition Incl. Wall, Lights		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency		LS	\$ 150,000.00	\$ 150,000.00	0.6	\$ 87,109.50	\$ 62,890.50	58%
H	Extend Builder's Risk to 10-31-19		LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	TOTAL				\$ 20,000,000.00		\$ 7,611,115.75	\$ 12,388,884.25	38%

*[Handwritten signature]*



1 SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS				COMPLETED TO DATE		Value of Uncompleted Work	0% Completed
		Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value		
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments	1	LS	\$ -	\$ -	1	\$ -	\$ -	100%
6	Surcharge Earthwork	1	LS	\$ -	\$ -	1			
7	Locate Existing Utilities			\$ -	\$ -	1			
8	Test Piles and Initial Earthwork			\$ -	\$ -	1			
CHANGE ORDERS TOTAL					\$ -		\$ -	\$ -	0%
TOTAL CONTRACT					\$ 20,000,000.00		\$ 7,611,115.75	\$ 12,388,884.25	

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)	\$	7,611,115.75
2. Extra work performed to date	\$	-
3. Total value of work performed to date	\$	7,611,115.75
4. Add: Materials stored at close of this period ( Attached detailed Schedule)	\$	-
5. Less: Amount Retained	\$	(37,780.62)
6. Net amount earned on contract to date	\$	7,573,335.13
7. Other: Deductions	\$	-
8. Less Amount of Previous payments	\$	7,386,709.50
9. BALANCE DUE THIS PAYMENT	\$	186,625.63

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct, that all work has been performed and/or materials supplied in full accordance with the terms and Conditions of the contract between the GOVERNMENT OF THE VIRGIN ISLANDS and the Contractor and/or duly authorized deviations, substitutions, alterations and/or additions' that the following is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received.

GEC, LLC

(Contractor)

By:

John R. Wessel, Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 15 for the period 11-16-18 to 12-15-18 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 Periodic 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 authenticated or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

Tim Dempsey, CSVI, Owner's Representative

Date

James Grimm, PE, Capital Improvements Project Engineering Administrator

Date

Nelson M. Petty, Jr., PE Commissioner of Public Works

Date

Pedro Cruz, Commissioner of Sports, Parks and Recreation

Date

Lloyd T. Bough, Jr., Commissioner of Virgin Islands Department of Property and Procurement

Date