




# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: March 3, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 12 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003ASPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 12	February 12, 2025	\$675,000.00

The funding source for this payment is the **Internal Revenue Matching Funds** pursuant to Act No. 8326.

If you have any questions or concerns, please contact Kizma L. Petersen, Chief Procurement Officer, at 340.773.1290, extension 2257, or via email at [kizma.petersen@dpw.vi.gov](mailto:kizma.petersen@dpw.vi.gov).



March 3, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 12  
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 12 for services performed by your company during the period of February 1, 2025, through February 10, 2025, relative to the above referenced contract. The payment is approved in the amount of **Six Hundred Seventy-Five Thousand Dollars and Zero Cents (\$675,000.00)**.

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

Sincerely,

A blue ink signature of Derek Gabriel, written in a cursive style. The signature is positioned above the printed name and title of the Commissioner.

Derek Gabriel  
Commissioner

DG/klp/yb

CC: Department of Sports, Parks & Recreation  
Virgin Islands Public Finance Authority  
Contract File

GOVERNMENT OF THE VIRGIN ISLANDS PERIODICAL ESTIMATE FOR PARTIAL PAYMENT									
NAME OF PROJECT:		Supplemental Contract Paul E. Joseph Stadim and Sports Complex					LOCATION:		St. Croix, Virgin Islands
NAME OF CONTRACTOR		GEC, LLC					Contract No.		C003ASPRC15(GEC)
PERIODICAL ESTIMATE NO.		12					FOR PERIOD		
							2-1-25 to 2-10-25		
Item No.	Description of Item	ORIGINAL ESTIMATE				COMPLETED TO DATE		Value of Uncompleted Work	% Completed
		Quantity	Unit of Measure	Cost Per Unit	Value	No. of Units	Value		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
B	PAUL E. JOSEPH STADIUM								
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00	1.0	\$ 514,700.00	\$ 40,300.00	92.74%
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 8,182.50	\$ 6,817.50	54.55%
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 37,500.00	\$ 37,500.00	50.00%
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00	1.0	\$ 33,850.00	\$ 4,650.00	87.92%
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00	1.0	\$ 180,000.00	\$ 15,000.00	92.31%
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 11,000.00	\$ 9,000.00	55.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 11,440.00	\$ 8,560.00	57.20%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 168,000.00	\$ 112,000.00	60.00%
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00	1.0	\$ 890,000.00	\$ -	100.00%
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ 5,400.00	\$ 48,600.00	10.00%
								\$ -	
C	TERRENCE MARTIN FIELD							\$ -	
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00	1.0	\$ 9,250.00	\$ 83,250.00	10.00%
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00	1.0	\$ 115,000.00	\$ -	100.00%
4	Seating & Amenities	1	LS	\$ 85,000.00	\$ 85,000.00	1.0	\$ 35,500.00	\$ 49,500.00	41.76%
5	Fields	1	LS	\$ 230,000.00	\$ 230,000.00	1.0	\$ 23,000.00	\$ 207,000.00	10.00%
6	Mechanical, Electrical & Plumbing	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00	1.0	\$ 270,000.00	\$ -	100.00%
9	(New) Rest Room Structure	1	LS	\$ 175,000.00	\$ 175,000.00	1.0	\$ 17,500.00	\$ 157,500.00	10.00%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
	No Scope								
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00	1.0	\$ 41,350.00	\$ 35,650.00	53.70%
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00	1.0	\$ 19,300.00	\$ 173,700.00	10.00%
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 9,500.00	\$ 85,500.00	10.00%
6	Roads, Parking & Pathways:	1	LS	\$ 335,000.00	\$ 335,000.00	1.0	\$ 33,500.00	\$ 301,500.00	10.00%
6a	(New) Sidewalks & Walkways	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 13,500.00	\$ 81,500.00	14.21%
6b	(New) Landscaping	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 10,000.00	\$ 90,000.00	10.00%
	Totals			\$ 4,100,000.00	\$ 4,100,000.00		\$ 2,466,972.50	\$ 1,633,027.50	60.2%

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

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A.	Original contract amount	\$	4,100,000.00
B.	Plus: Additions	\$	750,000.00
C.	Less: Deductions	\$	(750,000.00)
D.	Adjusted contract amount to date	\$	4,100,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$	2,466,972.50
2	Extra work performed to date	\$	750,000.00
3	Total value of work performed to date	\$	3,216,972.50
4	Add: Materials stored at close of this period (Attached detailed schedule)	\$	-
5	Less: Amount retained	\$	321,697.25
6	Net amount earned on contract work to date	\$	2,895,275.25
7	Other deductions		
8	Less: Amount of previous payments	\$	2,220,275.25
9	BALANCE DUE THIS PAYMENT	\$	675,000.00

4. CERTIFICATION OF CONTRACTOR

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

and GEC, LLC (Contractor) dated 2-26-22 (Contract Date), and/or duly authorized

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

GEC, LLC (Contractor) By John R., Wessel Managing Member  
2-12-25 (Date) 2023 Title:

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 12 for the period of 2/1/2025 through 2/10/2025 inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the contractor, that all work and/or material include in this Periodical Estimated has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 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

1. Derek A. Gabriel, Commissioner of Public Works Date 3/3/2025  
2. N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
Vincent Robers, Acting Commissioner of Sports, Parks and Recreation  
3. Architect / Engineer Date 02-13-2025  
4. N/A Pursuant to DPP Memorandum No. 005-2023 Date N/A  
Lisa Alejandro, Commisioner of Virgin Islands Department of Property and Procurement