



Honorable Senator Angel L. Bolques, Jr.
Via electronic transfer

Re: CYASP Committee Hearing July 18, 2025 to revisit the status and timeline of the Paul E. Joseph Stadium Project

July 18, 2025

Dear Senator,

In response to your invitation I provide the following:

1. GEC, LLC's ("GEC") role in the project is a design-build Contractor for the Paul E. Joseph Stadium Project

- a. My name is John R. Wessel
- b. I am the managing member of GEC, and, therefore, responsible for all aspects of GEC's performance under the Contract.

2. The following dates outline Paul E. Joseph progress from inception to the current date

- a. 12/14 Original NTP \$20 million – 30 months – 6/17 completion
- b. 2/15 Stop Work Order per Gov Mapp revised design
- c. 2/17 Approval for surcharge testing due to relocation in FEMA floodway
- d. 9/17 Irma/Maria delay project
- e. 9/18 Revised foundation design starts for piles since surcharge testing failed. Design totaled \$44 million
- f. 7/19 Design revision requested for budget decrease by Governor Bryan
- g. 7/20 Design revisions approved by GVI at additional cost of \$7 million in excess of original \$20, split \$2.9 original, \$4.1 on supplemental
- h. 8/20 Building Permit for revised design submitted, but not approved due to relocation in FEMA Floodway
- i. 10/21 Deep pile foundation starts per approved revised plans
- j. 1/22 Building permit for \$27 mm design approved after FEMA Floodway issues were resolved
- k. 11/22 A no cost design revision to change bleachers from aluminum to concrete with aluminum benches with backs



- l. 6/23 A no cost design revision to change interior walls from studs/drywall to improve longevity and reduce maintenance costs
- m. 10/23 Time added to Contract to determine location of existing utilities that were improperly recorded on public records.
- n. 1/24 Additional design changes per Act 8781 added to Contract \$5.124 million
- o. 3/24 Budget finalized for Act 8781 changes including additional design work for fence, concrete outfield wall, fiber optic utility relocation, addition of 750 kW generator, addition of WTJX communication stations, relocate sewers around Terrence Martin Field, revise site lighting to solar, and multiple design revisions required by FEMA Floodway issues.
- p. 3/25 to present – work on design, permits, and construction per all revisions
- q. Overall Delay timeline Summary
 - i. Governor Mapp moving Stadium to Floodway
 - a) Delayed from June 2014 completion to June 2017 completion – 7 years
 - b) Re-design for budget reductions and additions – 1-1/2 years
 - ii. Total 8-1/2 years delay from June 2017 to December 2025 completion

3. Current construction phase details and upcoming work plans


- a. Design work for concrete outfield wall, addition of generator, color selections, additions of WTJX communications is ongoing.
- b. Construction of roof is underway on PEJ Stadium
- c. Construction of Terrence Martin foundation now that ground conditions are dry.
- d. Mechanical, Electrical, and plumbing in progress.

4. Timelines

- a. Original timeline called for construction of larger stadium in footprint of original stadium with re-use of existing concrete outfield wall and lights in 30 months.
- b. Revised timeline has completion of 12/25/25 after delays caused issued showed in the progress report at point 2 above.

5. See attached list of Change Orders with financial implications

6. There only currently unresolved issue impacting project's delivery per latest design and associated Schedule of Values revisions is funding for delay costs.


John R. Wessel