

MAY 31, 2025

# PAUL E. JOSEPH STADIUM SPORTS COMPLEX PROJECT STATUS REPORT





June 6, 2025

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

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

Dear Senate President Potter,

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

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

To date for 2025, the project team has submitted Pay Request Estimate No. 46 for the original contract; Pay Request Estimate No. 11 through 13 for the first supplemental contract; and Pay Request Estimates No. 2 through 4 for the second supplemental (a la carte) contract. The Pay Request Estimates reflect the plaster and painting of the stadium interior walls; the substantially complete reroute of the infrastructure for the communication lines; and the fabrication and installation of the stadium perimeter gates. Copies of the Pay Request Estimates are provided in Appendix B through D.

The project General Contractor, GEC, continues to work on the plaster for the right field stair thread and risers. In addition, work has started on the concrete slab openings for the roof column supports. Photos of the project activity are provided in Appendix E.

Construction progress meetings continue to be conducted on a routine basis. Additionally, utility coordination and scope review meetings with key stakeholders are conducted as

required. The immediate next step is the fabrication and installation of the roof for the bleachers.

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

Sincerely,



Derek Gabriel  
Commissioner

DG/tan

Attachments:

Appendix A – Act No. 8326

Appendix B – Pay Request Estimate No. 46 (Original Contract)

Appendix C – Pay Request Estimate No. 11 thru 13 (Supplemental 1)

Appendix D – Pay Request Estimate No. 1 thru 4 (Supplemental 2)

Appendix E – Photos of Project Activity



# Appendix A



# ACT NO. 8326

BILL NO. 33-0275

## THIRTY-THIRD LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2020

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

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

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

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

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

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

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

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

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

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

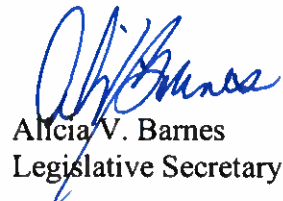
(b) The funds appropriated under this act may not be disbursed before approved plans and permits have been issued by the Department of Planning and Natural Resources.

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

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




  
 Novelle E. Francis, Jr.  
 President

  
 Alicia V. Barnes  
 Legislative Secretary



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

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

  
 Albert Bryan, Jr.  
 Governor




# Appendix B



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: May 29, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 46 for construction services performed by GEC, LLC for **Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. C003SPRC15(GEC).

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 46	May 21, 2025	\$33,690.51

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).





May 29, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 46  
C003SPRC15(GEC) – Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 46 for services performed by your company during the period of April 1, 2024, through May 9, 2025, relative to the above referenced contract. The payment is approved in the amount of **Thirty-Three Thousand, Six Hundred Ninety Dollars and Fifty-One Cents (\$33,690.51)**.

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

Sincerely,

  
Derek Gabriel  
Commissioner

DG/klp

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

GOVERNMENT OF THE VIRGIN ISLANDS PERIODICAL ESTIMATE FOR PARTIAL PAYMENT									
NAME OF PROJECT:			Design-Build of Paul E. Joseph Stadim and Sports Complex				LOCATION:		St. Croix, Virgin Islands
NAME OF CONTRACTOR			GEC, LLC				Contract No.		C003SPRC15(GEC)
PERIODICAL ESTIMATE NO. 46			FOR PERIOD				4-1-24 to 5-09-25		
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)
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%
							\$ -		
Aa	True up mobilization to 10% of Contract	1	LS	\$ 2,537,500.00	\$ 2,537,500.00	1.0	\$ 2,537,500.00	\$ -	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	1.0	\$ 40,000.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 105,000.00	\$ 105,000.00	1.0	\$ 101,475.29	\$ 3,524.71	96.643%
1d	Design Changes CO 10 (\$94,800) & CO11 (\$95,200)	1	LS	\$ 190,000.00	\$ 190,000.00	1.0	\$ 190,000.00	\$ -	100%
1e	Additional Design Costs CO 13	1	LS	\$ 612,500.00	\$ 612,500.00	1.0	\$ 612,500.00	\$ -	100%
2	Foundation (Test piles and pile design)	1	LS	\$ 167,500.00	\$ 167,500.00	1.0	\$ 167,500.00	\$ -	100%
2a	Surcharge Earthwork	1	LS	\$ 960,000.00	\$ 960,000.00	1.0	\$ 960,000.00	\$ -	100%
2b	Surcharge Testing	1	LS	\$ 100,000.00	\$ 100,000.00	1.0	\$ 100,000.00	\$ -	100%
2c	Pile Foundation	1	LS	\$ 3,702,300.00	\$ 3,702,300.00	1.0	\$ 3,702,300.00	\$ -	100%
2d	Mat Slab Foundation	1	LS	\$ 3,466,650.00	\$ 3,466,650.00	1.0	\$ 3,466,650.00	\$ -	100%
3	Structural Steel and Concrete Superstructure	1	LS	\$ 1,603,634.25	\$ 1,603,634.25	1.0	\$ 1,548,000.00	\$ 55,634.25	97%
8	Locker Rooms & Showers	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 161,000.00	\$ 39,000.00	81%
10	Public Restrooms	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ 184,700.00	\$ 65,300.00	74%
12	Entry Pavillion	1	LS	\$ 135,000.00	\$ 135,000.00	1.0	\$ 131,200.00	\$ 3,800.00	97%
15	Party Deck Area	1	LS	\$ 135,000.00	\$ 135,000.00	1.0	\$ 110,100.00	\$ 24,900.00	82%
19	Dugouts	1	LS	\$ 155,000.00	\$ 155,000.00	1.0	\$ 150,000.00	\$ 5,000.00	97%
20	Stairways & Common Spaces	1	LS	\$ 330,000.00	\$ 330,000.00	1.0	\$ 312,500.00	\$ 17,500.00	95%
25	Mechanical	1	LS	\$ 95,000.00	\$ 95,000.00	1.0	\$ 60,000.00	\$ 35,000.00	63%
26	Electrical	1	LS	\$ 1,100,000.00	\$ 1,100,000.00	1.0	\$ 855,100.00	\$ 244,900.00	78%
28	Plumbing	1	LS	\$ 385,000.00	\$ 385,000.00	1.0	\$ 349,275.00	\$ 35,725.00	91%
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	1.0	\$ 7,500.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
D	CRUCIAN CHRISTMAS 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	1.0	\$ 20,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 5,500.00	\$ 5,500.00	1.0	\$ 5,500.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 8,500.00	\$ 8,500.00	1.0	\$ -	\$ 8,500.00	0%
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	1.0	\$ 110,000.00	\$ -	100%
1b	100% Design	1	LS	\$ 13,600.00	\$ 13,600.00	1.0	\$ 13,600.00	\$ -	100%
1c	Administration During Construction	1	LS	\$ 46,200.00	\$ 46,200.00	1.0	\$ 46,200.00	\$ -	100%
2	Earthwork & Grading	1	LS	\$ 500,000.00	\$ 500,000.00	1.0	\$ 500,000.00	\$ -	100%
7	Site Improvements	1	LS	\$ 232,806.25	\$ 232,806.25	1.0	\$ 232,806.25	\$ -	100%
F	Demolition incl. Wall, Lights	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
G	Owner's Contingency	1	LS	\$ 87,109.50	\$ 87,109.50	1.0	\$ 87,109.50	\$ -	100%
H	Extend Builder's Risk to 10-31-19	1	LS	\$ 200,000.00	\$ 200,000.00	1.0	\$ 200,000.00	\$ -	100%
	Totals				\$ 22,900,000.00		\$ 22,348,716.04	\$ 551,283.96	

SCHEDULE OF CHANGE ORDERS									
APPROVED CHANGE ORDER						COMPLETED TO DATE			
Item No.	Description of Item	Quantity	Unit of Measure	Cost Per Unit	Value	No. of Units	Value	Value of Uncompleted Work	% Completed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".			\$ -	\$ -	1	\$ -	\$ -	100%
2	Stage I Field Work Phase II Arch. Study			\$ -	\$ -	1	\$ -	\$ -	100%
3	Additional geotechnical investigation			\$ -	\$ -	1	\$ -	\$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 8			\$ -	\$ -	1	\$ -	\$ -	100%
5	Schedule of amounts for contract payments			\$ -	\$ -	1	\$ -	\$ -	100%
6	Surcharge Earthwork			\$ -	\$ -	1	\$ -	\$ -	100%
7	Locate Existing Utilities			\$ -	\$ -	1	\$ -	\$ -	100%
8	Test Piles and Initial Earthwork			\$ -	\$ -	1	\$ -	\$ -	100%
9	Phase 2 Archeological Survey by U of Alabama			\$ -	\$ -	1	\$ -	\$ -	100%
10	Pile/mat slab fndtn, re-design PEJ 700 seats			\$ -	\$ -	1	\$ -	\$ -	100%
11	Design and SOV changes for revised budget			\$ -	\$ -	1	\$ -	\$ -	100%
12	Extend time, delete Bulders Risk			\$ -	\$ -	1	\$ -	\$ -	100%
13	Revise SOA per final Drawings			\$ -	\$ 2,900,000.00	1	\$ 2,348,716.04	\$ 551,283.96	81%
14	Authorizing Supplemental Contract								100%
15	Time Extension								100%
16	Change all aluminum bleachers to concrete steps, risers,								100%
17	Change walls from drywall to cmu block								100%
18	No Cost Time Extension								100%
19	No Cost Time Extension								100%
20	No Cost Time Extension								100%

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A.	Original contract amount	\$	20,000,000.00
B.	Plus: Additions	\$	2,900,000.00
C.	Less: Deductions	\$	-
D.	Adjusted contract amount to date	\$	22,900,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$	22,348,716.04
2	Extra work performed to date		
3	Total value of work performed to date	\$	22,348,716.04
4	Add: Materials stored at close of this period (Attached detailed schedule)		
5	Less: Amount retained	\$	367,485.03
6	Net amount earned on contract work to date	\$	21,981,231.01
7	Other deductions		
8	Less: Amount of previous payments	\$	21,947,540.50
9	BALANCE DUE THIS PAYMENT	\$	33,690.51

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

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 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

Title: Managing Member

5-21-25

(Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 46

for the period of

4/1/2024

through

5/9/2025

inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 46

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 5/29/2025

2.

N/A Pursuant to DPP Memorandum No. 005-2023

Vincent Roberts, Commissioner Hesignee of Sports, Parks and Recreation

Date N/A

3.

Tawana Nicholas, Engineer / Architect

Date 05-22-2025

4.

N/A Pursuant to DPP Memorandum No. 005-2023

Lisa Alejandro, Commissioner of Virgin Islands Department of Property and Procurement

Date N/A

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

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

LOCATION:St. Croix, Virgin Islands

NAME OF CONTRACTORGEC, LLC

Contract No.C003SPRC15(GEC)

PERIODICAL ESTIMATE NO. 46				FOR PERIOD				4-1-24 to 5-09-25		
Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
No.										* retainage previously released
A	Pre-Suspension Work to 3/18/15									
1	Insurance	\$ 1,013,875.00		100%		100%	\$ 1,013,875.00		\$ 1,013,875.00	*
2	Architectural and Engineering Fees	\$ 375,000.00		100%		100%	\$ 375,000.00		\$ 375,000.00	*
3	Consulting & Permit Fees	\$ 107,125.00		100%		100%	\$ 107,125.00		\$ 107,125.00	*
4	Contract Administration and Development	\$ 300,000.00		100%		100%	\$ 300,000.00		\$ 300,000.00	*
5	Demolition through 3-18-15	\$ 650,000.00		100%		100%	\$ 650,000.00		\$ 650,000.00	*
6	Lead Abatement (Owner's Contingency)	\$ 166,500.00		100%		100%	\$ 166,500.00		\$ 166,500.00	*
7	Mobilization	\$ 162,500.00		100%		100%	\$ 162,500.00		\$ 162,500.00	*
Aa	True up mobilization to 10% of Contract	\$ 2,537,500.00		100%		100%	\$ 2,537,500.00		\$ 2,537,500.00	*
B	Paul E. Joseph Stadium									
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 1,680,000.00		100%		100%	\$ 1,680,000.00		\$ 1,680,000.00	*
1a	90% Design	\$ 300,000.00		100%		100%	\$ 300,000.00		\$ 300,000.00	*
1b	100% Design	\$ 40,000.00		100%		100%	\$ 40,000.00		\$ 40,000.00	*
1c	Administration During Construction	\$ 105,000.00		96.425%	0.218%	96.643%	\$ 101,246.39	\$ 228.90	\$ 101,475.29	\$ 10,147.53
1d	Design Changes CO 10 (\$94,800) & CO11 (\$95,200)	\$ 190,000.00		100%		100%	\$ 190,000.00		\$ 190,000.00	*
1e	Additional Design Costs CO 13	\$ 612,500.00		100%		100%	\$ 612,500.00		\$ 612,500.00	*
2	Foundation (Test piles and pile design)	\$ 167,500.00		100%		100%	\$ 167,500.00		\$ 167,500.00	*
2a	Surcharge Earthwork	\$ 960,000.00		100%		100%	\$ 960,000.00		\$ 960,000.00	*
2b	Surcharge Testing	\$ 100,000.00		100%		100%	\$ 100,000.00		\$ 100,000.00	*
2c	Pile Foundation	\$ 3,702,300.00		100%		100%	\$ 3,702,300.00		\$ 3,702,300.00	*
2d	Mat Slab Foundation	\$ 3,466,650.00		100%		100%	\$ 3,466,650.00		\$ 3,466,650.00	*
3	Structural Steel and Concrete Superstructure Superstructure	\$ 1,440,000.00								
3a	Concrete and rebar material		\$ 250,000.00	100%		100%	\$ 250,000.00		\$ 250,000.00	\$ 25,000.00
3b	Concrete and rebar installation									
3bi	Line B wall from Line 3 to 01 = 9.3% of 3b		\$ 41,850.00	100%		100%	\$ 41,850.00		\$ 41,850.00	\$ 4,185.00
3bii	Line B wall from Line 7.1 to 18 = 9.3% of 3b		\$ 41,850.00	100%		100%	\$ 41,850.00		\$ 41,850.00	\$ 4,185.00
3biii	Line B hall roof from Line 3 to 01 = 6.9% of eb		\$ 31,050.00	100%		100%	\$ 31,050.00	\$ -	\$ 31,050.00	\$ 3,105.00
3biv	Line B hall roof from Line 7.1 to 18 = 6.9% of 3b		\$ 31,050.00	100%		100%	\$ 31,050.00	\$ -	\$ 31,050.00	\$ 3,105.00
3bv	Line B hall wall from Line 3 to 01 = 3.9% of 3b		\$ 17,550.00	100%		100%	\$ 17,550.00	\$ -	\$ 17,550.00	\$ 1,755.00
3bvi	Line B hall wall from Line 7.1 to 18 = 3.9% of 3b		\$ 17,550.00	100%		100%	\$ 17,550.00	\$ -	\$ 17,550.00	\$ 1,755.00
3bvii	Pavilion concrete beams = 20% of 3b		\$ 90,000.00	100%		100%	\$ 90,000.00	\$ -	\$ 90,000.00	\$ 9,000.00
3bviii	Pavilion concrete slab = 33% of 3b ( 8 pours)									
3bviii -1	Pour 1		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -2	Pour 2		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -2	Pour 3		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -4	Pour 4		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -5	Pour 5		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -6	Pour 6		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -7	Pour 7		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bviii -8	Pour 8		\$ 18,562.50	100%		100%	\$ 18,562.50	\$ -	\$ 18,562.50	\$ 1,856.25
3bix	Elevator shaft = 6.8% of 3b		\$ 30,600.00	100%		100%	\$ 30,600.00	\$ -	\$ 30,600.00	\$ 3,060.00
3c	Struct steel/roof for bleachers material		\$ 740,000.00	100%		100%	\$ 740,000.00		\$ 740,000.00	\$ 74,000.00
3d	Struct steel/roof for bleachers install	\$ 163,634.25								
3di	Steel for roof - install		\$ 45,634.25							
3dii	R-panel for roof- install		\$ 10,000.00							
3diii	12 concrete pours - to support roof structure		\$ 108,000.00	100%		100%	\$ 108,000.00	\$ -	\$ 108,000.00	\$ 10,800.00
8	Locker Rooms & Showers	\$ 200,000.00								
8a	Interior walls material		\$ 75,800.00	100%		100%	\$ 75,800.00	\$ -	\$ 75,800.00	\$ 7,580.00
8b	Interior block walls installation		\$ 42,000.00	76.00%	24.00%	100%	\$ 31,920.00	\$ 10,080.00	\$ 42,000.00	\$ 4,200.00
8c	Specialty Items material		\$ 26,500.00	100%		100%	\$ 26,500.00	\$ -	\$ 26,500.00	\$ 2,650.00
8d	Specialty Items install		\$ 29,000.00			0%	\$ -	\$ -	\$ -	\$ -
8e	Paint - plastered walls and ceilings		\$ 16,700.00	25%	75.00%	100%	\$ 4,175.00	\$ 12,525.00	\$ 16,700.00	\$ 1,670.00
8f	Wall tile installation		\$ 8,000.00			0%	\$ -	\$ -	\$ -	\$ -
8g	Floor finish - sealed concrete		\$ 2,000.00			0%	\$ -	\$ -	\$ -	\$ -
10	Public Restrooms	\$ 250,000.00								
10a	Bath accessories material		\$ 80,000.00	100%		100%	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 8,000.00
10b	Bath accessories Installation		\$ 15,200.00			0%	\$ -	\$ -	\$ -	\$ -
10c	Tile material		\$ 94,800.00	100%		100%	\$ 94,800.00	\$ -	\$ 94,800.00	\$ 9,480.00
10d	Tile installation		\$ 50,000.00			0%	\$ -	\$ -	\$ -	\$ -
10e	Paint		\$ 10,000.00	25%	74.00%	99%	\$ 2,500.00	\$ 7,400.00	\$ 9,900.00	\$ 990.00
	Interior block walls see supplemental SOV 11(ii)					0%	\$ -	\$ -	\$ -	\$ -
12	Entry Pavillion	\$ 135,000.00								
12a	Gate material		\$ 54,000.00	100%		100%	\$ 54,000.00	\$ -	\$ 54,000.00	\$ 5,400.00
12b	Gate installation		\$ 9,000.00	0%	80.00%	80%	\$ -	\$ 7,200.00	\$ 7,200.00	\$ 720.00
12c	Concrete and rebar material		\$ 32,000.00	100%		100%	\$ 32,000.00	\$ -	\$ 32,000.00	\$ 3,200.00
12d	Concrete and rebar installation		\$ 40,000.00	95%		95%	\$ 38,000.00	\$ -	\$ 38,000.00	\$ 3,800.00
15	Party Deck Area	\$ 135,000.00								
15a	Restroom roofs material		\$ 48,600.00	100%		100%	\$ 48,600.00	\$ -	\$ 48,600.00	\$ 4,860.00
15b	Restroom roofs installation		\$ 20,000.00	90%		90%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
15c	Railing material		\$ 37,500.00	100%		100%	\$ 37,500.00	\$ -	\$ 37,500.00	\$ 3,750.00
15d	Railing installation		\$ 22,500.00			0%	\$ -	\$ -	\$ -	\$ -
15e	Paint		\$ 400.00			0%	\$ -	\$ -	\$ -	\$ -
15f	Interior block walls at restrooms		\$ 6,000.00	100%		100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
19	Dugouts	\$ 155,000.00								
19a	Concrete and rebar material		\$ 53,000.00	100%		100%	\$ 53,000.00	\$ -	\$ 53,000.00	\$ 5,300.00
19b	Concrete and rebar installation		\$ 82,000.00	100%		100%	\$ 82,000.00	\$ -	\$ 82,000.00	\$ 8,200.00
19c	Bat and helmet rack material		\$ 15,000.00	100%		100%	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 1,500.00
19d	Bat and helmet rack installation		\$ 5,000.00			0%	\$ -	\$ -	\$ -	\$ -
20	Stairways & Common Spaces	\$ 330,000.00								
20a	Concrete and rebar material		\$ 80,000.00	100%		100%	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 8,000.00
20b	Concrete and rebar installation		\$ 150,000.00	100%		100%	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 15,000.00
20c	Stair roofs material		\$ 22,500.00	100%		100%	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 2,250.00
20d	Stair roofs installation		\$ 17,500.00	100%		100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ 1,750.00
20e	Railing material		\$ 42,500.00	100%		100%	\$ 42,500.00	\$ -	\$ 42,500.00	\$ 4,250.00
20f	Railing installation		\$ 17,500.00			0%	\$ -	\$ -	\$ -	\$ -
25	Mechanical	\$ 95,000.00								
25a	Mechanical material		\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
25b	Installation (exhaust fans)		\$ 35,000.00			0%	\$ -	\$ -	\$ -	\$ -
26	Electrical	\$ 1,100,000.00								
26a	Light Fixtures material		\$ 101,000.00	100%		100%	\$ 101,000.00	\$ -	\$ 101,000.00	\$ 10,100.00
26b	Wire material		\$ 191,000.00	100%		100%	\$ 191,000.00	\$ -	\$ 191,000.00	\$ 19,100.00
26c	Service Entrance material		\$ 86,000.00	100%		100%	\$ 86,000.00	\$ -	\$ 86,000.00	\$ 8,600.00
26d	Conduit material		\$ 88,000.00	100%		100%	\$ 88,000.00	\$ -	\$ 88,000.00	\$ 8,800.00
26e	Distribution equipment		\$ 101,850.00	100%		100%	\$ 101,850.00	\$ -	\$ 101,850.00	\$ 10,185.00
26f-1a	Electrical labor - structure									
26f-1b	Rough-in below concourse level slab		\$ 55,000.00	75%		75%	\$ 41,250.00	\$ -	\$ 41,250.00	\$ 4,125.00
26f-1c	Concourse level rough-in		\$ 45,000.00	100%		100%	\$ 45,000.00	\$ -	\$ 45,000.00	\$ 4,500.00
26f-1d	Public restroom rough-in		\$ 45,000.00	60%		60%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
26f-1e	Locker room rough-in		\$ 40,000.00	60%		60%	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 2,400.00
26f-1f	Electrical room installation		\$ 70,000.00	75%		75%	\$ 52,500.00	\$ -	\$ 52,500.00	\$ 5,250.00
26f-1g	Concourse level restrooms rough-in		\$ 40,000.00	60%		60%	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 2,400.00
26f-1h	Lighting installation field level		\$ 50,000.00			0%	\$ -	\$ -	\$ -	\$ -
26f-1i	Lighting installation concourse level		\$ 40,000.00			0%	\$ -	\$ -	\$ -	\$ -
26f-ij	Conduit runs to field lighting		\$ 73,650.00			0%	\$ -	\$ -	\$ -	\$ -
26f-2	mat slab rough-in per CO 10		\$ 73,500.00	100%		100%	\$ 73,500.00	\$ -	\$ 73,500.00	*
28	Plumbing	\$ 385,000.00								
28a	Plumbing material		\$ 98,550.00	100%		100%	\$ 98,550.00	\$ -	\$ 98,550.00	\$ 9,855.00



28b	Plumbing labor - mat slab		\$ 215,000.00	100%		100%	\$ 215,000.00	\$ -	\$ 215,000.00	*
28c	Plumbing labor public restrooms & concessions		\$ 25,000.00	50%		50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
28d	Plumbing labor locker rooms		\$ 25,000.00	50%		50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
28e	Plumbing labor concourse level restrooms		\$ 21,450.00	50%		50%	\$ 10,725.00	\$ -	\$ 10,725.00	\$ 1,072.50
C	TERRENCE MARTIN FIELD									
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 200,000.00		100%		100%	\$ 200,000.00	\$ -	\$ 200,000.00	*
1a	90% Design	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	*
1b	100% Design	\$ 7,500.00		100%		100%	\$ 7,500.00	\$ -	\$ 7,500.00	*
1c	Administration During Construction	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
D	CRUCIAN CHRISTMAS VILLAGE									
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 136,000.00		100%		100%	\$ 136,000.00	\$ -	\$ 136,000.00	*
1a	90% Design	\$ 20,000.00		100%		100%	\$ 20,000.00	\$ -	\$ 20,000.00	*
1b	100% Design	\$ 5,500.00		100%		100%	\$ 5,500.00	\$ -	\$ 5,500.00	*
1c	Administration During Construction	\$ 8,500.00				0%	\$ -	\$ -	\$ -	\$ -
E	SITE IMPROVEMENTS									
1	60% Design (A&E & Civil) - Permits/Approvals	\$ 65,200.00		100%		100%	\$ 65,200.00	\$ -	\$ 65,200.00	*
1a	90% Design	\$ 110,000.00		100%		100%	\$ 110,000.00	\$ -	\$ 110,000.00	*
1b	100% Design	\$ 13,600.00		100%		100%	\$ 13,600.00	\$ -	\$ 13,600.00	*
1c	Administration During Construction	\$ 46,200.00		100%		100%	\$ 46,200.00	\$ -	\$ 46,200.00	*
2	Earthwork & Grading	\$ 500,000.00		100%		100%	\$ 500,000.00	\$ -	\$ 500,000.00	*
7	Site Improvements	\$ 232,806.25		100%		100%	\$ 232,806.25	\$ -	\$ 232,806.25	*
							\$ -			
F	Demolition incl. Wall, Lights	\$ 200,000.00		100%		100%	\$ 200,000.00	\$ -	\$ 200,000.00	*
G	Owner's Contingency	\$ 87,109.50		100%		100%	\$ 87,109.50	\$ -	\$ 87,109.50	*
H	Extend Builder's Risk to 10-31-19	\$ 200,000.00		100%		100%	\$ 200,000.00	\$ -	\$ 200,000.00	*
							\$ -		\$ -	\$ -
	TOTAL	\$ 22,900,000.00					\$ 22,311,282.14	\$ 37,433.90	\$ 22,348,716.04	\$ 367,485.03

\* retainage released in previous PE

Total Retainage PE 46

\$ 367,485.03




# Appendix C



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: February 14, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimates No. 11 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. 11	February 11, 2025	\$38,947.50

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

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



February 14, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 11  
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. 11 for services performed by your company during the period of April 1, 2024, through January 31, 2025, relative to the above referenced contract.

The payment is approved in the amount of **Thirty-Eight Thousand, Nine Hundred Forty-Seven Dollars and Fifty Cents (\$38,947.50)**.

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, Commissioner. The signature is stylized and cursive, written over a horizontal line.

Derek Gabriel  
Commissioner

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.		11		FOR PERIOD			4-1-24 to 1-31-25		
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

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A.	Original contract amount	\$ 4,100,000.00
B.	Plus: Additions	\$ -
C.	Less: Deductions	\$ -
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	-
3	Total value of work performed to date	\$ 2,466,972.50
4	Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5	Less: Amount retained	\$ 246,697.25
6	Net amount earned on contract work to date	\$ 2,220,275.25
7	Other deductions	-
8	Less: Amount of previous payments	\$ 2,181,327.75
9	BALANCE DUE THIS PAYMENT	\$ 38,947.50

4. CERTIFICATION OF CONTRACTOR

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

and GEC, LLC dated 2-26-22, and/or duly authorized

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

GEC, LLC  
(Contractor)  
2/11/2025  
(Date)

By John R., Wessel  
Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 11 for the period of 4/1/2024 through 1/31/2025 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. 11 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 2/14/2025

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

3. Nicholas Architect / Engineer Date 2/12/2025

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT:

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR

**GEC, LLC**

Contract No. C003ASPRC15(GEC)

PERIODICAL ESTIMATE NO.

11

FOR PERIOD

4-1-24 to 1-31-25


Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Subtotal complete to date moved to PE line	Retainage to date
B	PAUL E. JOSEPH STADIUM										
4	Fixed Seating	\$ 555,000.00								\$ 514,700.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00
4(ii)	Detailed SOV for fixed seating										\$ -
4(iiia1)	Concrete materials for support walls under treads/risers A section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iiia2)	Concrete materials for support walls under treads/risers C section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iiib1)	Concrete labor support walls under treads/risers A Section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iiib2)	Concrete labor support walls under treads/risers C section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iiic1)	Concrete material treads/risers for bleacher seats A Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iiic2)	Concrete material treads/risers for bleacher seats C Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iid1)	Concrete labor treads/risers for bleacher seats Section A (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iiid2)	Concrete labor treads/risers for bleacher seats Section C (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iiie)	Aluminum benches with backs material - A Section		\$ 139,200.00	100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00
4(iiif)	Aluminum benches with backs installation		\$ 40,300.00			0%	\$ -	\$ -	\$ -		\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00	100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00
7(ii)	Pour dugout camera stand walls		\$ 13,500.00	49.5%		49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		\$ 668.25
11	Concession Areas	\$ 75,000.00								\$ 37,500.00	
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00	100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00
11(ii)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
11(iii)	Paint - ceiling only		\$ 800.00			0%	\$ -	\$ -	\$ -		\$ -
11(iv)	Door and rolling shutter		\$ 22,500.00			0%	\$ -	\$ -	\$ -		\$ -
11(v)	Floor finishes - sealed concrete		\$ 1,600.00			0%	\$ -	\$ -	\$ -		\$ -
11(vi)	Wall tile floor to ceiling		\$ 12,600.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: Concession Equipment is a la carte item J										\$ -
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir )	\$ 38,500.00								\$ 33,850.00	
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00	100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00
13(ii)	First Aid and Souvenir Shop										\$ -
13(iiia)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
13(iiib)	Paint - ceiling only		\$ 650.00			0%	\$ -	\$ -	\$ -		\$ -
13(iiic)	Doors		\$ 3,000.00			0%	\$ -	\$ -	\$ -		\$ -
13(iiid)	Floor finishes - sealed concrete		\$ 1,000.00			0%	\$ -	\$ -	\$ -		\$ -
16	Elevator	\$ 195,000.00								\$ 180,000.00	
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00	100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00
	Subcontractor Otis Elevator						\$ -	\$ -	\$ -		\$ -
16(ii)	Supply elevator		\$ 160,500.00	100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00
16(iii)	Install elevator		\$ 15,000.00			0%	\$ -	\$ -	\$ -		\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 11,000.00	
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(ii)	Interior block walls		\$ 9,000.00	58.5%	41.50%	100.00%	\$ 5,265.00	\$ 3,735.00	\$ 9,000.00		\$ 900.00
17(iii)	Paint		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
17(iv)	Doors		\$ 5,000.00			0%	\$ -	\$ -	\$ -		\$ -
17(v)	Floor finishes - sealed concrete		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 11,440.00	
18(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(ii)	Interior block walls		\$ 9,000.00	79.0%	21.00%	100.00%	\$ 7,110.00	\$ 1,890.00	\$ 9,000.00		\$ 900.00
18(iii)	Paint		\$ 2,000.00	22.0%		22%	\$ 440.00	\$ -	\$ 440.00		\$ 44.00
18(iv)	Doors		\$ 5,000.00			0%	\$ -	\$ -	\$ -		\$ -
18(v)	Floor finishes		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
	Note: This area is the storage closet next to the electrical room										\$ -
21	Field - Grading, Drainage, Field Markings										\$ -
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00								\$ 168,000.00	
21a(i)	Contract Execution, Bonds, Insurance		\$ 28,000.00	100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00
21a(ii)	Move surcharge Materials to field		\$ 140,000.00	100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00
21a(iii)	Finish grading, Drainage		\$ 100,000.00			0%	\$ -	\$ -	\$ -		\$ -
21a(iv)	Field Markings		\$ 12,000.00			0%	\$ -	\$ -	\$ -		\$ -
21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00	
21b(i)	Contract Execution, Bonds, Insurance		\$ 89,000.00	100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00		\$ 8,900.00
21b(ii)	Field lighting material purchase PEJ Stadium		\$ 741,000.00	100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00		\$ 74,100.00
21b(iii)	Field lighting installation PEJ Stadium		\$ 60,000.00	100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00	
23(i)	Contract Execution, Bonds, Insurance		\$ 5,400.00	100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 540.00
23(ii)	Bull pen fencing		\$ 40,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iii)	Bull pen markings		\$ 2,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iv)	Backstop netting & Pads		\$ 6,600.00			0%	\$ -	\$ -	\$ -		\$ -
C	TERRENCE MARTIN FIELD										
2	Foundations - Spread Footing Type	\$ 92,500.00								\$ 9,250.00	
2(i)	Contract Execution, Bonds, Insurance		\$ 9,250.00	100.0%		100%	\$ 9,250.00	\$ -	\$ 9,250.00		\$ 925.00
2(ii)	Structural fill under slab on grade		\$ 23,250.00			0%	\$ -	\$ -	\$ -		\$ -
2(iii)	Slab on grade		\$ 60,000.00			0%	\$ -	\$ -	\$ -		\$ -
2a	(New) Excavation Backfill & Grading	\$ 115,000.00								\$ 115,000.00	
2a(i)	Contract Execution, Bonds, Insurance		\$ 11,500.00	100.0%		100%	\$ 11,500.00	\$ -	\$ 11,500.00		\$ 1,150.00
2a(ii)	Rough grading for field/drainage at TM		\$ 103,500.00	100.0%		100%	\$ 103,500.00	\$ -	\$ 103,500.00		\$ 10,350.00
4	Seating & Amenities	\$ 85,000.00								\$ 35,500.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 8,500.00	100.0%		100%	\$ 8,500.00	\$ -	\$ 8,500.00		\$ 850.00
4(ia)	Concrete materials for support walls under treads/risers		\$ 4,275.00			0%	\$ -	\$ -	\$ -		\$ -
4(ib)	Concrete labor support walls under treads/risers		\$ 5,225.00			0%	\$ -	\$ -	\$ -		\$ -
4(iic)	Concrete materials treads/risers for bleacher seats		\$ 13,500.00			0%	\$ -	\$ -	\$ -		\$ -
4(iid)	Concrete labor treads/risers for bleacher seats		\$ 16,000.00			0%	\$ -	\$ -	\$ -		\$ -
4(iie)	Aluminum benches material 900 If of benches		\$ 27,000.00	100.0%		100%	\$ 27,000.00	\$ -	\$ 27,000.00		\$ 2,700.00
4(iif)	Aluminum benches installation		\$ 10,500.00			0%	\$ -	\$ -	\$ -		\$ -

5	Fields	\$ 230,000.00						\$ -	\$ -	\$ 23,000.00	\$ -
5(i)	Contract Execution, Bonds, Insurance		\$ 23,000.00	100.0%		100%	\$ 23,000.00	\$ -	\$ 23,000.00	\$ 2,300.00	\$ -
5(ii)	Finish grading, Drainage		\$ 81,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
5(iii)	Field Markings		\$ 12,000.00			0%		\$ -	\$ -	\$ -	\$ -
5(iv)	Outfield fence TM		\$ 42,000.00			0%		\$ -	\$ -	\$ -	\$ -
5(v)	Outfield fence PEJ		\$ 72,000.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
6	Mechanical, Electrical & Plumbing	\$ 95,000.00						\$ -	\$ -	\$ 9,500.00	\$ -
6(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00	100.0%		100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ 950.00	\$ -
6(ii)	Plumbing Slab rough-in		\$ 10,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
6(iii)	Plumbing stubouts at walls		\$ 5,000.00			0%		\$ -	\$ -	\$ -	\$ -
6(iv)	Plumbing fixtures		\$ 30,000.00			0%		\$ -	\$ -	\$ -	\$ -
6(v)	Electrical slab rough-in		\$ 10,000.00			0%		\$ -	\$ -	\$ -	\$ -
6(vi)	Electrical in walls		\$ 10,000.00			0%		\$ -	\$ -	\$ -	\$ -
6(vii)	Electrical fixtures		\$ 14,000.00			0%		\$ -	\$ -	\$ -	\$ -
6(viii)	Exhaust fans		\$ 6,500.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
8	(New) Field Lights	\$ 270,000.00						\$ -	\$ -	\$ 270,000.00	\$ -
8(i)	Contract Execution, Bonds, Insurance		\$ 27,000.00	100.0%		100%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00	\$ -
8(ii)	Field lighting material purchase TM Stadium		\$ 203,000.00	100.0%		100%	\$ 203,000.00	\$ -	\$ 203,000.00	\$ 20,300.00	\$ -
8(iii)	Field lighting installation TM Stadium		\$ 40,000.00	100.0%			\$ 40,000.00	\$ -	\$ 40,000.00	\$ 4,000.00	\$ -
								\$ -	\$ -	\$ -	\$ -
9	(New) Rest Room Structure	\$ 175,000.00						\$ -	\$ -	\$ 17,500.00	\$ -
9(i)	Contract Execution, Bonds, Insurance		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00	\$ 1,750.00	\$ -
9(ii)	Interior block walls		\$ 70,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
9(iii)	Paint		\$ 17,500.00			0%		\$ -	\$ -	\$ -	\$ -
9(iv)	Doors - toilet partitions		\$ 47,500.00			0%		\$ -	\$ -	\$ -	\$ -
9(v)	Floor finishes		\$ 22,500.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE							\$ -	\$ -	\$ -	\$ -
	No Scope							\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
E	SITE IMPROVEMENTS							\$ -	\$ -	\$ -	\$ -
3	Site Infrastructure - Water	\$ 77,000.00						\$ -	\$ -	\$ 41,350.00	\$ -
3(i)	Contract Execution, Bonds, Insurance		\$ 7,700.00	100.0%		100%	\$ 7,700.00	\$ -	\$ 7,700.00	\$ 770.00	\$ -
3(ii)	WAPA tap and meter installation		\$ 19,300.00		50%	50%	\$ -	\$ 9,650.00	\$ 9,650.00	\$ 965.00	\$ -
3(iii)	Water main from tap to building		\$ 30,000.00		80%	80%		\$ 24,000.00	\$ 24,000.00	\$ 2,400.00	\$ -
3(iii)	Sewer tie-in to existing manhole		\$ 20,000.00			0%		\$ -	\$ -	\$ -	\$ -
						0%		\$ -	\$ -	\$ -	\$ -
4	Site Infrastructure - Electrical	\$ 193,000.00						\$ -	\$ -	\$ 19,300.00	\$ -
4(i)	Contract Execution, Bonds, Insurance		\$ 19,300.00	100.0%		100%	\$ 19,300.00	\$ -	\$ 19,300.00	\$ 1,930.00	\$ -
4(ii)	Light Fidxures installation		\$ 53,700.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
4(iii)	Wire installation		\$ 45,000.00			0%		\$ -	\$ -	\$ -	\$ -
4(iv)	Service Drop installation		\$ 45,000.00			0%		\$ -	\$ -	\$ -	\$ -
4(v)	Conduit installatoin		\$ 30,000.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
5	Site Infrastructure - Lighting	\$ 95,000.00						\$ -	\$ -	\$ 9,500.00	\$ -
5(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00	100.0%		100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ 950.00	\$ -
5(ii)	Site lighting material		\$ 85,500.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Note: On hold pending a la Carte Item E.a change							\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
6	Roads, Parking & Pathways:	\$ 335,000.00						\$ -	\$ -	\$ 33,500.00	\$ -
6(i)	Contract Execution, Bonds, Insurance		\$ 33,500.00	100.0%		100%	\$ 33,500.00	\$ -	\$ 33,500.00	\$ 3,350.00	\$ -
6(ii)	Parking area between PEJ and TM field		\$ 281,500.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
6(iii)	Striping for Parking area		\$ 10,000.00			0%		\$ -	\$ -	\$ -	\$ -
6(iv)	Signage for Parking area		\$ 10,000.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
6a	(New) Sidewalks & Walkways	\$ 95,000.00						\$ -	\$ -	\$ 13,500.00	\$ -
6a(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00	100.0%		100%	\$ 9,500.00	\$ -	\$ 9,500.00	\$ 950.00	\$ -
6a(ii)	Entry stairs PEJ Stadium		\$ 18,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
6a(iii)	End stairs at PEJ stadium		\$ 40,000.00		10%	10%		\$ 4,000.00	\$ 4,000.00	\$ 400.00	\$ -
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ 6,500.00			0%		\$ -	\$ -	\$ -	\$ -
6a(v)	Sidewalk from parking to TM field		\$ 6,000.00			0%		\$ -	\$ -	\$ -	\$ -
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ 15,000.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
6b	(New) Landscaping	\$ 100,000.00						\$ -	\$ -	\$ 10,000.00	\$ -
6b(i)	Contract Execution, Bonds, Insurance		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00	\$ -
6b(iii)	Procure 8 Royal Palms		\$ 20,000.00			0%	\$ -	\$ -	\$ -	\$ -	\$ -
6b(ii)	Install palms and landscaping		\$ 70,000.00			0%		\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -
	Totals	\$ 4,100,000.00	\$ 4,100,000.00			60.17%	\$ 2,423,697.50	\$ 43,275.00	\$ 2,466,972.50	\$ 2,466,972.50	\$ 246,697.25



# 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 handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue rectangular stamp.

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) 2-12-25 2023 (Date) By John R., Wessel Managing Member 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 Vincent Robers, Acting Commissioner of Sports, Parks and Recreation Date N/A

3. Architect / Engineer Date 02-13-2025

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

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

**NAME OF PROJECT:** Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION: St. Croix, Virgin Islands

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

PERIODICAL ESTIMATE NO. 12 FOR PERIOD 2-1-25 to 2-10-25

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

								A			B
Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Subtotal complete to date moved to PE line	Retainage to date
B	PAUL E. JOSEPH STADIUM										
4	Fixed Seating	\$ 555,000.00								\$ 514,700.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00
4(ii)	Detailed SOV for fixed seating										\$ -
4(iia1)	Concrete materials for support walls under treads/risers A section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iia2)	Concrete materials for support walls under treads/risers C section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00
4(iib1)	Concrete labor support walls under treads/risers A Section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iib2)	Concrete labor support walls under treads/risers C section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00
4(iic1)	Concrete material treads/risers for bleacher seats A Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iic2)	Concrete material treads/risers for bleacher seats C Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00
4(iid1)	Concrete labor treads/risers for bleacher seats Section A (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iid2)	Concrete labor treads/risers for bleacher seats Section C (7 pours)										\$ -
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00
4(iie)	Aluminum benches with backs material - A Section		\$ 139,200.00	100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00
4(iif)	Aluminum benches with backs installation		\$ 40,300.00			0%	\$ -	\$ -	\$ -		\$ -
											\$ -
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	\$ -
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00	100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00
7(ii)	Pour dugout camera stand walls		\$ 13,500.00	49.5%		49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		\$ 668.25
											\$ -
11	Concession Areas	\$ 75,000.00								\$ 37,500.00	\$ -
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00	100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00
11(ii)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
11(iii)	Paint - ceiling only		\$ 800.00			0%					
11(iv)	Door and rolling shutter		\$ 22,500.00			0%					
11(v)	Floor finishes - sealed concrete		\$ 1,600.00			0%					
11(vi)	Wall tile floor to ceiling		\$ 12,600.00			0%					
	Note: Concession Equipment is a la carte item J										
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir )	\$ 38,500.00								\$ 33,850.00	
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00	100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00
13(ii)	First Aid and Souvenir Shop										
13(iia)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00
13(iib)	Paint - ceiling only		\$ 650.00			0%	\$ -	\$ -	\$ -		\$ -
13(iic)	Doors		\$ 3,000.00			0%	\$ -	\$ -	\$ -		\$ -
13(iid)	Floor finishes - sealed concrete		\$ 1,000.00			0%	\$ -	\$ -	\$ -		\$ -
16	Elevator	\$ 195,000.00								\$ 180,000.00	\$ -
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00	100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00
	Subcontractor Otis Elevator						\$ -	\$ -	\$ -		\$ -
16(ii)	Supply elevator		\$ 160,500.00	100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00
(16iii)	Install elevator		\$ 15,000.00			0%					\$ -
											\$ -
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 11,000.00	\$ -
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
17(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
17(iii)	Paint		\$ 2,000.00			0%					
17(iv)	Doors		\$ 5,000.00			0%					
17(v)	Floor finishes - sealed concrete		\$ 2,000.00			0%					
											\$ -
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 11,440.00	\$ -
18(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00
18(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00
18(iii)	Paint		\$ 2,000.00	22.0%		22%	\$ 440.00	\$ -	\$ 440.00		\$ 44.00
18(iv)	Doors		\$ 5,000.00			0%					
18(v)	Floor finishes		\$ 2,000.00			0%					
	Note: This area is the storage closet next to the electrical room										
21	Field - Grading, Drainage, Field Markings										
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00								\$ 168,000.00	\$ -
21a(i)	Contract Execution, Bonds, Insurance		\$ 28,000.00	100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00
21a(ii)	Move surcharge Materials to field		\$ 140,000.00	100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00
21a(iii)	Finish grading, Drainage		\$ 100,000.00			0%	\$ -	\$ -	\$ -		\$ -
21a(iv)	Field Markings		\$ 12,000.00			0%					
											\$ -
21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00	\$ -
21b(i)	Contract Execution, Bonds, Insurance		\$ 89,000.00	100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00		\$ 8,900.00
21b(ii)	Field lighting material purchase PEJ Stadium		\$ 741,000.00	100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00		\$ 74,100.00
21b(iii)	Field lighting installation PEJ Stadium		\$ 60,000.00	100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 6,000.00
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00	\$ -
23(i)	Contract Execution, Bonds, Insurance		\$ 5,400.00	100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 540.00
23(ii)	Bull pen fencing		\$ 40,000.00			0%	\$ -	\$ -	\$ -		\$ -
23(iii)	Bull pen markings		\$ 2,000.00			0%					
23(iv)	Backstop netting & Pads		\$ 6,600.00			0%					

C	TERRENCE MARTIN FIELD										
2	Foundations - Spread Footing Type	\$ 92,500.00								\$ 9,250.00	\$ -
2(i)	Contract Execution, Bonds, Insurance		\$ 9,250.00	100.0%	100%	\$ 9,250.00	\$ -	\$ 9,250.00			\$ 925.00
2(ii)	Structural fill under slab on grade		\$ 23,250.00		0%	\$ -	\$ -	\$ -			\$ -
2(iii)	Slab on grade		\$ 60,000.00		0%						
2a	(New) Excavation Backfill & Grading	\$ 115,000.00								\$ 115,000.00	
2a(i)	Contract Execution, Bonds, Insurance		\$ 11,500.00	100.0%	100%	\$ 11,500.00	\$ -	\$ 11,500.00			\$ 1,150.00
2a(ii)	Rough grading for field/drainage at TM		\$ 103,500.00	100.0%	100%	\$ 103,500.00	\$ -	\$ 103,500.00			\$ 10,350.00
							\$ -	\$ -			
4	Seating & Amenities	\$ 85,000.00					\$ -	\$ -		\$ 35,500.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 8,500.00	100.0%	100%	\$ 8,500.00	\$ -	\$ 8,500.00			\$ 850.00
4(ii)a	Concrete materials for support walls under treads/risers		\$ 4,275.00		0%		\$ -	\$ -			\$ -
4(ii)b	Concrete labor support walls under treads/risers		\$ 5,225.00		0%	\$ -	\$ -	\$ -			\$ -
4(ii)c	Concrete materials treads/risers for bleacher seats		\$ 13,500.00		0%	\$ -	\$ -	\$ -			\$ -
4(ii)d	Concrete labor treads/risers for bleacher seats		\$ 16,000.00		0%	\$ -	\$ -	\$ -			\$ -
4(ii)e	Aluminum benches material 900 lf of benches		\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00			\$ 2,700.00
4(ii)f	Aluminum benches installation		\$ 10,500.00		0%	\$ -	\$ -	\$ -			\$ -
							\$ -	\$ -			
5	Fields	\$ 230,000.00					\$ -	\$ -		\$ 23,000.00	
5(i)	Contract Execution, Bonds, Insurance		\$ 23,000.00	100.0%	100%	\$ 23,000.00	\$ -	\$ 23,000.00			\$ 2,300.00
5(ii)	Finish grading, Drainage		\$ 81,000.00		0%	\$ -	\$ -	\$ -			\$ -
5(iii)	Field Markings		\$ 12,000.00		0%		\$ -	\$ -			
5(iv)	Outfield fence TM		\$ 42,000.00		0%		\$ -	\$ -			
5(v)	Outfield fence PEJ		\$ 72,000.00		0%		\$ -	\$ -			
							\$ -	\$ -			\$ -
6	Mechanical, Electrical & Plumbing	\$ 95,000.00					\$ -	\$ -		\$ 9,500.00	\$ -
6(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00			\$ 950.00
6(ii)	Plumbing Slab rough-in		\$ 10,000.00		0%	\$ -	\$ -	\$ -			\$ -
6(iii)	Plumbing stubouts at walls		\$ 5,000.00		0%		\$ -	\$ -			
6(iv)	Plumbing fixtures		\$ 30,000.00		0%		\$ -	\$ -			
6(v)	Electrical slab rough-in		\$ 10,000.00		0%		\$ -	\$ -			
6(vi)	Electrical in walls		\$ 10,000.00		0%		\$ -	\$ -			
6(vii)	Electrical fixtures		\$ 14,000.00		0%		\$ -	\$ -			
6(viii)	Exhaust fans		\$ 6,500.00		0%		\$ -	\$ -			
							\$ -	\$ -			\$ -
8	(New) Field Lights	\$ 270,000.00					\$ -	\$ -		\$ 270,000.00	\$ -
8(i)	Contract Execution, Bonds, Insurance		\$ 27,000.00	100.0%	100%	\$ 27,000.00	\$ -	\$ 27,000.00			\$ 2,700.00
8(ii)	Field lighting material purchase TM Stadium		\$ 203,000.00	100.0%	100%	\$ 203,000.00	\$ -	\$ 203,000.00			\$ 20,300.00
8(iii)	Field lighting installation TM Stadium		\$ 40,000.00	100.0%	100%	\$ 40,000.00	\$ -	\$ 40,000.00			\$ 4,000.00
							\$ -	\$ -			\$ -
9	(New) Rest Room Structure	\$ 175,000.00					\$ -	\$ -		\$ 17,500.00	\$ -
9(i)	Contract Execution, Bonds, Insurance		\$ 17,500.00	100.0%	100%	\$ 17,500.00	\$ -	\$ 17,500.00			\$ 1,750.00
9(ii)	Interior block walls		\$ 70,000.00		0%	\$ -	\$ -	\$ -			\$ -
9(iii)	Paint		\$ 17,500.00		0%		\$ -	\$ -			
9(iv)	Doors - toilet partitions		\$ 47,500.00		0%		\$ -	\$ -			
9(v)	Floor finishes		\$ 22,500.00		0%		\$ -	\$ -			
							\$ -	\$ -			
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE						\$ -	\$ -			
	No Scope						\$ -	\$ -			
							\$ -	\$ -			
E	SITE IMPROVEMENTS						\$ -	\$ -			
3	Site Infrastructure - Water	\$ 77,000.00					\$ -	\$ -		\$ 41,350.00	
3(i)	Contract Execution, Bonds, Insurance		\$ 7,700.00	100.0%	100%	\$ 7,700.00	\$ -	\$ 7,700.00			\$ 770.00
3(ii)	WAPA tap and meter installation		\$ 19,300.00	50.0%	50%	\$ 9,650.00	\$ -	\$ 9,650.00			\$ 965.00
3(ii)	Water main from tap to building		\$ 30,000.00	80.0%	80%	\$ 24,000.00	\$ -	\$ 24,000.00			\$ 2,400.00
3(iii)	Sewer tie-in to existing manhole		\$ 20,000.00		0%		\$ -	\$ -			
					0%		\$ -	\$ -			
4	Site Infrastructure - Electrical	\$ 193,000.00					\$ -	\$ -		\$ 19,300.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 19,300.00	100.0%	100%	\$ 19,300.00	\$ -	\$ 19,300.00			\$ 1,930.00
4(ii)	Light Fixtures installation		\$ 53,700.00		0%	\$ -	\$ -	\$ -			\$ -
4(iii)	Wire installation		\$ 45,000.00		0%		\$ -	\$ -			
4(iv)	Service Drop installation		\$ 45,000.00		0%		\$ -	\$ -			
4(v)	Conduit installatoin		\$ 30,000.00		0%		\$ -	\$ -			
							\$ -	\$ -			
5	Site Infrastructure - Lighting	\$ 95,000.00					\$ -	\$ -		\$ 9,500.00	
5(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00			\$ 950.00
5(ii)	Site lighting material		\$ 85,500.00		0%	\$ -	\$ -	\$ -			\$ -
	Note: On hold pending a la Carte Item E.a change						\$ -	\$ -			
							\$ -	\$ -			
6	Roads, Parking & Pathways:	\$ 335,000.00					\$ -	\$ -		\$ 33,500.00	
6(i)	Contract Execution, Bonds, Insurance		\$ 33,500.00	100.0%	100%	\$ 33,500.00	\$ -	\$ 33,500.00			\$ 3,350.00
6(ii)	Parking area between PEJ and TM field		\$ 281,500.00		0%	\$ -	\$ -	\$ -			\$ -
6(iii)	Striping for Parking area		\$ 10,000.00		0%		\$ -	\$ -			
6(iv)	Signage for Parking area		\$ 10,000.00		0%		\$ -	\$ -			
							\$ -	\$ -			
							\$ -	\$ -			
6a	(New) Sidewalks & Walkways	\$ 95,000.00					\$ -	\$ -		\$ 13,500.00	
6a(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00	100.0%	100%	\$ 9,500.00	\$ -	\$ 9,500.00			\$ 950.00
6a(ii)	Entry stairs PEJ Stadium		\$ 18,000.00		0%	\$ -	\$ -	\$ -			\$ -
6a(iii)	End stairs at PEJ stadium		\$ 40,000.00	10.0%	10%	\$ 4,000.00	\$ -	\$ 4,000.00			\$ 400.00
6a(iv)	Accessible ramp from parking to PEJ stadium		\$ 6,500.00		0%		\$ -	\$ -			
6a(v)	Sidewalk from parking to TM field		\$ 6,000.00		0%		\$ -	\$ -			
6a(vi)	Sidewalk from entry stairs to Main roadway to West		\$ 15,000.00		0%		\$ -	\$ -			\$ -
							\$ -	\$ -			
6b	(New) Landscaping	\$ 100,000.00					\$ -	\$ -		\$ 10,000.00	
6b(i)	Contract Execution, Bonds, Insurance		\$ 10,000.00	100.0%	100%	\$ 10,000.00	\$ -	\$ 10,000.00			\$ 1,000.00
6b(iii)	Procure 8 Royal Palms		\$ 20,000.00		0%	\$ -	\$ -	\$ -			\$ -
6b(ii)	Install palms and landscaping		\$ 70,000.00		0%		\$ -	\$ -			
	Totals	\$ 4,100,000.00	\$ 4,100,000.00		60.17%	\$ 2,466,972.50	\$ -	\$ 2,466,972.50	\$ 2,466,972.50	\$ 246,697.25	

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

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

Change Order 7 Schedule of Values

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

FOR PERIOD


2-1-25 to 2-10-25

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



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: May 29, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 13 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. 13	May 15, 2025	\$26,289.00

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).





May 29, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 13  
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. 13 for services performed by your company during the period of February 11, 2025, through May 9, 2025, relative to the above referenced contract. The payment is approved in the amount of **Twenty-Six Thousand, Two Hundred Eighty-Nine Dollars and Zero Cents (\$26,289.00)**.

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

Sincerely,

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

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.			13	FOR PERIOD			2-11-25 to 5-09-25		
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	\$ 34,500.00	\$ 4,000.00	89.61%
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	\$ 13,000.00	\$ 7,000.00	65.00%
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00	1.0	\$ 13,000.00	\$ 7,000.00	65.00%
21	Field - Grading, Drainage, Field Markings								
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00	1.0	\$ 193,000.00	\$ 87,000.00	68.93%
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		\$ 2,496,182.50	\$ 1,603,817.50	60.9%

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 and deduct work per CO 7 attachment-see attached Schedule of Values	0	0	\$ -	\$ -	0	\$ -	0	100
<del># 8</del>	<del>Deduct work per CO 7 attachment</del>	<del>0</del>	<del>0</del>	<del>\$ -</del>	<del>\$ -</del>	<del>0</del>	<del>\$ -</del>	<del>0</del>	<del>100</del>

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)	\$ 2,496,182.50
2	Extra work performed to date	\$ 750,000.00
3	Total value of work performed to date	\$ 3,246,182.50
4	Add: Materials stored at close of this period (Attached detailed schedule)	\$ -
5	Less: Amount retained	\$ 324,618.25
6	Net amount earned on contract work to date	\$ 2,921,564.25
7	Other deductions	
8	Less: Amount of previous payments	\$ 2,895,275.25
9	BALANCE DUE THIS PAYMENT	\$ 26,289.00

4. CERTIFICATION OF CONTRACTOR

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

and GEC, LLC dated 2-26-22, and/or duly authorized

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

GEC, LLC  
(Contractor)  
5-15-25  
(Date)

By John R., Wessel  
Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 13 for the period of 2/11/2025 through 5/9/2025 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. 13 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 5/29/2025
2.

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

Date N/A
3.

Nicholas  
Tawana Nicholas, Engineer / Architect

Date 05-22-2025
4.

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

Date N/A

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

**NAME OF PROJECT:** Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION: St. Croix, Virgin Islands

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

PERIODICAL ESTIMATE NO.	13	FOR PERIOD	2-11-25 to 5-09-25
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Contract 7 - Paul E. Joseph Stadium and Sports Complex		Remainder (Total of 20.7)						A				B	
Item No.	Description of Item	Value	Sub Value	% Complete Previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Subtotal complete to date moved to PE line	Retainage to date		
B	PAUL E. JOSEPH STADIUM												
4	Fixed Seating	\$ 555,000.00								\$ 514,700.00			
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00	100.0%		100%	\$ 55,500.00	\$ -	\$ 55,500.00		\$ 5,550.00		
4(ii)	Detailed SOV for fixed seating										\$ -		
4(iia1)	Concrete materials for support walls under treads/risers A section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00		
4(iia2)	Concrete materials for support walls under treads/risers C section		\$ 17,500.00	100.0%		100%	\$ 17,500.00	\$ -	\$ 17,500.00		\$ 1,750.00		
4(iib1)	Concrete labor support walls under treads/risers A Section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00		
4(iib2)	Concrete labor support walls under treads/risers C section		\$ 27,500.00	100.0%		100%	\$ 27,500.00	\$ -	\$ 27,500.00		\$ 2,750.00		
4(iic1)	Concrete material treads/risers for bleacher seats A Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00		
4(iic2)	Concrete material treads/risers for bleacher seats C Section		\$ 45,000.00	100.0%		100%	\$ 45,000.00	\$ -	\$ 45,000.00		\$ 4,500.00		
4(iid1)	Concrete labor treads/risers for bleacher seats Section A (7 pours)										\$ -		
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
4(iid2)	Concrete labor treads/risers for bleacher seats Section C (7 pours)										\$ -		
	Pour 1		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 2		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 3		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 4		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 5		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 6		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
	Pour 7		\$ 10,000.00	100.0%		100%	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,000.00		
4(iie)	Aluminum benches with backs material - A Section		\$ 139,200.00	100.0%		100%	\$ 139,200.00	\$ -	\$ 139,200.00		\$ 13,920.00		
4(iif)	Aluminum benches with backs installation		\$ 40,300.00			0%	\$ -	\$ -	\$ -		\$ -		
											\$ -		
7	Camera stands at dugouts	\$ 15,000.00								\$ 8,182.50	\$ -		
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00	100.0%		100%	\$ 1,500.00	\$ -	\$ 1,500.00		\$ 150.00		
7(ii)	Pour dugout camera stand walls		\$ 13,500.00	49.5%		49.50%	\$ 6,682.50	\$ -	\$ 6,682.50		\$ 668.25		
											\$ -		
11	Concession Areas	\$ 75,000.00								\$ 37,500.00	\$ -		
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00	100.0%		100%	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 750.00		
11(ii)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00		
11(iii)	Paint - ceiling only		\$ 800.00			0%					\$ -		
11(iv)	Door and rolling shutter		\$ 22,500.00			0%					\$ -		
11(v)	Floor finishes - sealed concrete		\$ 1,600.00			0%					\$ -		
11(vi)	Wall tile floor to ceiling		\$ 12,600.00			0%					\$ -		
	Note: Concession Equipment is a la carte item J												
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir )	\$ 38,500.00								\$ 34,500.00			
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00	100.0%		100%	\$ 3,850.00	\$ -	\$ 3,850.00		\$ 385.00		
13(ii)	First Aid and Souvenir Shop												
13(iia)	Interior block walls		\$ 30,000.00	100.0%		100.00%	\$ 30,000.00	\$ -	\$ 30,000.00		\$ 3,000.00		
13(iib)	Paint - ceiling only		\$ 650.00		100%	100%	\$ -	\$ 650.00	\$ 650.00		\$ 65.00		
13(iic)	Doors		\$ 3,000.00			0%	\$ -	\$ -	\$ -		\$ -		
13(iid)	Floor finishes - sealed concrete		\$ 1,000.00			0%	\$ -	\$ -	\$ -		\$ -		
16	Elevator	\$ 195,000.00								\$ 180,000.00	\$ -		
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00	100.0%		100%	\$ 19,500.00	\$ -	\$ 19,500.00		\$ 1,950.00		
	Subcontractor Otis Elevator						\$ -	\$ -	\$ -		\$ -		
16(ii)	Supply elevator		\$ 160,500.00	100.0%		100%	\$ 160,500.00	\$ -	\$ 160,500.00		\$ 16,050.00		
16(iii)	Install elevator		\$ 15,000.00			0%					\$ -		
											\$ -		
17	Ticketing, Security and Gates Control	\$ 20,000.00								\$ 13,000.00	\$ -		
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00		
17(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00		
17(iii)	Paint		\$ 2,000.00		100%	100%	\$ -	\$ 2,000.00	\$ 2,000.00		\$ 200.00		
17(iv)	Doors		\$ 5,000.00			0%					\$ -		
17(v)	Floor finishes - sealed concrete		\$ 2,000.00			0%					\$ -		
											\$ -		
18	Building Storage Area (under Bleachers)	\$ 20,000.00								\$ 13,000.00	\$ -		
18(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00	100.0%		100%	\$ 2,000.00	\$ -	\$ 2,000.00		\$ 200.00		
18(ii)	Interior block walls		\$ 9,000.00	100.0%		100.00%	\$ 9,000.00	\$ -	\$ 9,000.00		\$ 900.00		
18(iii)	Paint		\$ 2,000.00	22.0%	78%	100%	\$ 440.00	\$ 1,560.00	\$ 2,000.00		\$ 200.00		
18(iv)	Doors		\$ 5,000.00			0%					\$ -		
18(v)	Floor finishes		\$ 2,000.00			0%					\$ -		
	Note: This area is the storage closet next to the electrical room												
21	Field - Grading, Drainage, Field Markings												
21a	Move Surcharge Materials to Field, Grading, Drainage	\$ 280,000.00								\$ 193,000.00	\$ -		
21a(i)	Contract Execution, Bonds, Insurance		\$ 28,000.00	100.0%		100%	\$ 28,000.00	\$ -	\$ 28,000.00		\$ 2,800.00		
21a(ii)	Move surcharge Materials to field		\$ 140,000.00	100.0%		100%	\$ 140,000.00	\$ -	\$ 140,000.00		\$ 14,000.00		
21a(iii)	Finish grading, Drainage		\$ 100,000.00		25%	25%	\$ -	\$ 25,000.00	\$ 25,000.00		\$ 2,500.00		
21a(iv)	Field Markings		\$ 12,000.00			0%					\$ -		
											\$ -		
21b	(New) Field Lights	\$ 890,000.00								\$ 890,000.00	\$ -		
21b(i)	Contract Execution, Bonds, Insurance		\$ 89,000.00	100.0%		100%	\$ 89,000.00	\$ -	\$ 89,000.00		\$ 8,900.00		
21b(ii)	Field lighting material purchase PEJ Stadium		\$ 741,000.00	100.0%		100%	\$ 741,000.00	\$ -	\$ 741,000.00		\$ 74,100.00		
21b(iii)	Field lighting installation PEJ Stadium		\$ 60,000.00	100.0%		100%	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 6,000.00		
23	Bull Pens, Backstop & Pads	\$ 54,000.00								\$ 5,400.00	\$ -		
23(i)	Contract Execution, Bonds, Insurance		\$ 5,400.00	100.0%		100%	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 540.00		
23(ii)	Bull pen fencing		\$ 40,000.00			0%	\$ -	\$ -	\$ -		\$ -		
23(iii)	Bull pen markings		\$ 2,000.00			0%					\$ -		
23(iv)	Backstop netting & Pads		\$ 6,600.00			0%					\$ -		



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

NAME OF PROJECT:

Supplemental Contract Paul E. Joseph Stadium and Sports Complex

LOCATION:

St. Croix, Virgin Islands

NAME OF CONTRACTOR

GEC, LLC

Contract No.

C003ASPRC15(GEC)

Change Order 7 Schedule of Values

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

FOR PERIOD

2-11-25 to 5-09-25

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




# Appendix D



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: March 12, 2025

SUBJECT: Request for Payment to GEC, LLC

---

Transmitted herewith for partial payment is Periodical Estimate No. 2 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. PO-24-810-8102-688.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 2	March 3, 2025	\$202,500.00

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

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



March 12, 2025

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

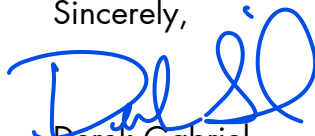
RE: APPROVED PERIODICAL ESTIMATE NO. 2  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 2 for services performed by your company during the period of October 31, 2024, through January 29, 2025, relative to the above referenced contract. The payment is approved in the amount of **Two Hundred Two Thousand, Five Hundred Dollars and Zero Cents (\$202,500.00)**.

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

Sincerely,

  
Derek Gabriel  
Commissioner

DG/klp

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



GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT:	Design-Build of Paul E. Joseph Stadim and Sports Complex	LOCATION:	St. Croix, Virgin Islands
NAME OF CONTRACTOR	GEC, LLC	Contract No.	PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 2				FOR PERIOD				10-31-24 to 1-29-25	
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						
4(ii)g	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(iii)	Construction of a press box/announcer's booth	1	LS						
7(iii)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(iii)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
7(iv)	Construct 4 additional camera locations for media	1	LS						
7(iv)-21	Construction			\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(iv)-21	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(v)	Add outfield camera platform w/roof, railings, secure stairs								
7(v)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw Site Generator								
26(g)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
C	TERRENCE MARTIN FIELD								
4(ii)g	Add equipment storage and office under TM bleachers								
4(ii)g-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(ii)g-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
		1	LS						
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water								
3(iv)	Install sewer manholes at TM Softball Field	1	LS						
3(iv)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ -	\$ 80,000.00	0%
3(iv)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting	1	LS						
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting	1	LS						
5(ii)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(ii)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding								
5(v)-1a	Construction								
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
8	Add perimeter fence to entire site	1	LS						
8(i)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 71,250.00	\$ 3,750.00	95%
8(ii)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras	1	LS						
9a	Design portion			\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting			\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation	1	LS						
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 225,000.00	\$ 375,000.00	38%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot	1	LS						
11a	Construction			\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting			\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
		1	LS						
F	CLOMR Improvements (Conditional Letter of Map Revision)	1	LS						
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side								
3(i)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(ii)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(iii)	Construction railing portionportion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading								
4(i)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(ii)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(iii)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
	Totals			\$ 5,124,000.00	\$ 5,124,000.00		\$ 501,000.00	\$ 4,623,000.00	10%

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)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 501,000.00
2	Extra work performed to date	
3	Total value of work performed to date	\$ 501,000.00
4	Add: Materials stored at close of this period (Attached detailed schedule)	\$ 50,100.00
5	Less: Amount retained	
6	Net amount earned on contract work to date	\$ 450,900.00
7	Other deductions	
8	Less: Amount of previous payments	\$ 248,400.00
9	BALANCE DUE THIS PAYMENT	\$ 202,500.00

4. CERTIFICATION OF CONTRACTOR

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

and GEC, LLC dated 9/10 2024, and/or duly authorized  
(Contractor) (Contract Date)

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

GEC, LLC By John R., Wessel  
(Contractor) Title: Managing Member  
03/03/2025  
(Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 2 for the period of 10/31/2024 through 1/29/2025 inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 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. Derek A. Gabriel, Commissioner of Public Works Date 3/12/2025  
2. N/A Pursuant to DPP Memorandum No. 005-2023 Vincent Roberts, Acting Commissioner of Sports, Parks and Recreation Date N/A  
3. Tawana Nicholas, Architect / Engineer Date 03-03-2025

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT:	Design-Build of Paul E. Joseph stadim and Sports Complex	LOCATION:	St. Croix, Virgin Islands
NAME OF CONTRACTOR	GEC, LLC	Contract No.	PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 2

FOR PERIOD

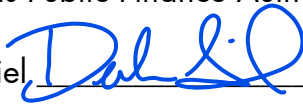
10-31-24 to 1-29-25

Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
No.										
B	PAUL E. JOSEPH STADIUM									
4	Fixed Seating									
4(ii)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(iii)	Construction of a press box/announcer's booth									
7(iii)-1	Construction	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iii)-2	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)	Construct 4 additional camera locations for media									
7(iv)-21	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)-21	Design, Engineering, Permitting	\$ 10,000.00				40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(v)	Add outfield camera platform w/roof, railings, secure stairs									
7(v)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)	Supply and installation of a 750kw Site Generator									
26(g)-1	Construction	\$ 870,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)-2	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
C	TERRENCE MARTIN FIELD									
4(ii)	Add equipment storage and office under TM bleachers									
4(ii)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(ii)-2	Design, Engineering, Permitting	\$ 15,000.00				95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
E	SITE IMPROVEMENTS									
3	Site Infrastructure - Water									
3(iv)	Install sewer manholes at TM Softball Field									
3(iv)-1	Construction	\$ 80,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iv)-2	Design, Engineering, Permitting	\$ 10,000.00				100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting									
5(ii)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(ii)-1b	Design, Engineering, Permitting	\$ 6,000.00				100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding									
5(v)-1a	Construction									
5(v)-1a-1	Construction - concrete wall portion	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1b	Design, Engineering, Permitting	\$ 25,000.00				50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
8	Add perimeter fence to entire site									
8(i)	Design, Engineering, Permitting	\$ 75,000.00				95%	\$ 71,250.00	\$ -	\$ 71,250.00	\$ 7,125.00
8(ii)	Construction portion	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
9	Design and addition of security cameras									
9a	Design portion	\$ 15,000.00				30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9b	Construction portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
10	Installation of a new duct banks for future fiber relocation									
10a	Construction	\$ 600,000.00							\$ 225,000.00	
10a(1)	Field layout	5%	\$ 30,000.00			100%	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00
10a(2)	excavation	10%	\$ 60,000.00			50%	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00
10a(3)	conduit material	5%	\$ 30,000.00			50%	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 1,500.00
10a(4)	conduit labor	10%	\$ 60,000.00			50%	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00
10a(5)	concrete in trench	40%	\$ 240,000.00			50%	\$ -	\$ 120,000.00	\$ 120,000.00	\$ 12,000.00
10a(6)	pull boxes/manholes material	5%	\$ 30,000.00			0%	\$ -	\$ -	\$ -	\$ -
10a(7)	pull boxes/manholes labor/install	5%	\$ 30,000.00			0%	\$ -	\$ -	\$ -	\$ -
10a(8)	warning tape / backfill above concrete	5%	\$ 30,000.00			0%	\$ -	\$ -	\$ -	\$ -
10a(9)	pull string in conduit	5%	\$ 30,000.00			0%	\$ -	\$ -	\$ -	\$ -
10a(10)	tie-in to or stub-out for 5 services	10%	\$ 60,000.00			0%	\$ -	\$ -	\$ -	\$ -
		100%								
10b	Design, Engineering, Permitting	\$ 24,000.00				75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
F	CLOMR Improvements (Conditional Letter of Map Revision)									
1	10-foot-wide drainage swale east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(i)	Design portion	\$ 30,000.00				100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(ii)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iii)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(i)	Additional site grading design portion	\$ 105,500.00				100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(ii)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(iii)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 5,124,000.00					\$ 276,000.00	\$ 225,000.00	\$ 501,000.00	\$ 50,100.00



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: April 28, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 3 for construction services performed by GEC, LLC for **the Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. PO-24-810-8102-688.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 3	April 14, 2025	\$322,650.00

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

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



April 28, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 3  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 3 for services performed by your company during the period of January 30, 2025, through March 31, 2025, relative to the above referenced contract. The payment is approved in the amount of **Three Hundred Twenty-Two Thousand, Six Hundred Fifty Dollars and Zero Cents (\$322,650.00)**.

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 name 'Derek Gabriel' and the title 'Commissioner'.

Derek Gabriel  
Commissioner

DG/klp

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

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR GEC, LLC Contract No. PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 3				FOR PERIOD				1-30-25 to 3-31-25	
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						
4(ii)g	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(iii)	Construction of a press box/announcer's booth	1	LS						
7(iii)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(iii)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
7(iv)	Construct 4 additional camera locations for media	1	LS						
7(iv)-21	Construction			\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(iv)-21	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(v)	Add outfield camera platform w/roof, railings, secure stairs								
7(v)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw Site Generator								
26(g)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
C	TERRENCE MARTIN FIELD								
4(ii)g	Add equipment storage and office under TM bleachers								
4(ii)g-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(ii)g-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water								
3(iv)	Install sewer manholes at TM Softball Field	1	LS						
3(iv)-1	Construction	1	LS	\$ 80,000.00	\$ 80,000.00	1.0	\$ -	\$ 80,000.00	0%
3(iv)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting	1	LS						
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting	1	LS						
5(ii)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(ii)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding								
5(v)-1a	Construction								
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
8	Add perimeter fence to entire site	1	LS						
8(i)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 71,250.00	\$ 3,750.00	95%
8(ii)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras	1	LS						
9a	Design portion			\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting			\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation	1	LS						
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 583,500.00	\$ 16,500.00	97%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot	1	LS						
11a	Construction			\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting			\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
F	CLOMR Improvements (Conditional Letter of Map Revision)	1	LS						
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side								
3(i)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(ii)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(iii)	Construction railing portionportion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading								
4(i)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(ii)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(iii)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
	Totals			\$ 5,124,000.00	\$ 5,124,000.00		\$ 859,500.00	\$ 4,264,500.00	17%

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)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 859,500.00
2	Extra work performed to date	
3	Total value of work performed to date	\$ 859,500.00
4	Add: Materials stored at close of this period (Attached detailed schedule)	
5	Less: Amount retained	\$ 85,950.00
6	Net amount earned on contract work to date	\$ 773,550.00
7	Other deductions	
8	Less: Amount of previous payments	\$ 450,900.00
9	BALANCE DUE THIS PAYMENT	\$ 322,650.00

4. CERTIFICATION OF CONTRACTOR

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

and GEC, LLC dated 9/10 2024, and/or duly authorized

(Contractor) (Contract Date)

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

GEC, LLC  
(Contractor)

By John R., Wessel  
Managing Member

4/14/2025  
(Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 3 for the period of 1/30/2025 through 3/31/2025 inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 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. Derek A. Gabriel, Commissioner of Public Works Date 4/28/2025

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

3. Tawana Nicholas, Engineer / Architect Date 04-15-2025

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT:	Design-Build of Paul E. Joseph stadim and Sports Complex	LOCATION:	St. Croix, Virgin Islands
NAME OF CONTRACTOR	GEC, LLC	Contract No.	PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 3

FOR PERIOD

1-30-25 to 3-31-25


Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
No.										
B	PAUL E. JOSEPH STADIUM									
4	Fixed Seating									
4(ii)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(iii)	Construction of a press box/announcer's booth									
7(iii)-1	Construction	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iii)-2	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)	Construct 4 additional camera locations for media									
7(iv)-21	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)-21	Design, Engineering, Permitting	\$ 10,000.00				40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(v)	Add outfield camera platform w/roof, railings, secure stairs									
7(v)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)	Supply and installation of a 750kw Site Generator									
26(g)-1	Construction	\$ 870,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)-2	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
C	TERRENCE MARTIN FIELD									
4(ii)	Add equipment storage and office under TM bleachers									
4(ii)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(ii)-2	Design, Engineering, Permitting	\$ 15,000.00				95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
E	SITE IMPROVEMENTS									
3	Site Infrastructure - Water									
3(iv)	Install sewer manholes at TM Softball Field									
3(iv)-1	Construction	\$ 80,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iv)-2	Design, Engineering, Permitting	\$ 10,000.00				100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting									
5(ii)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(ii)-1b	Design, Engineering, Permitting	\$ 6,000.00				100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding									
5(v)-1a	Construction									
5(v)-1a-1	Construction - concrete wall portion	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1b	Design, Engineering, Permitting	\$ 25,000.00				50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
8	Add perimeter fence to entire site									
8(i)	Design, Engineering, Permitting	\$ 75,000.00				95%	\$ 71,250.00	\$ -	\$ 71,250.00	\$ 7,125.00
8(ii)	Construction portion	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
9	Design and addition of security cameras									
9a	Design portion	\$ 15,000.00				30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9b	Construction portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
10	Installation of a new duct banks for future fiber relocation									
10a	Construction	\$ 600,000.00							\$ 583,500.00	
10a(1)	Field layout	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(2)	excavation	10%	\$ 60,000.00	50%	50%	100%	\$ 30,000.00	\$ 30,000.00	\$ 60,000.00	\$ 6,000.00
10a(3)	conduit material	5%	\$ 30,000.00	50%	50%	100%	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 3,000.00
10a(4)	conduit labor	10%	\$ 60,000.00	50%	50%	100%	\$ 30,000.00	\$ 30,000.00	\$ 60,000.00	\$ 6,000.00
10a(5)	concrete in trench	40%	\$ 240,000.00	50%	50%	100%	\$ 120,000.00	\$ 120,000.00	\$ 240,000.00	\$ 24,000.00
10a(6)	pull boxes/manholes material	5%	\$ 30,000.00			90%	\$ -	\$ 27,000.00	\$ 27,000.00	\$ 2,700.00
10a(7)	pull boxes/manholes labor/install	5%	\$ 30,000.00			90%	\$ -	\$ 27,000.00	\$ 27,000.00	\$ 2,700.00
10a(8)	warning tape / backfill above concrete	5%	\$ 30,000.00			95%	\$ -	\$ 28,500.00	\$ 28,500.00	\$ 2,850.00
10a(9)	pull string in conduit	5%	\$ 30,000.00			100%	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00
10a(10)	tie-in to or stub-out for 5 services	10%	\$ 60,000.00			85%	\$ -	\$ 51,000.00	\$ 51,000.00	\$ 5,100.00
		100%								
10b	Design, Engineering, Permitting	\$ 24,000.00				75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
F	CLOMR Improvements (Conditional Letter of Map Revision)									
1	10-foot-wide drainage swale east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(i)	Design portion	\$ 30,000.00				100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(ii)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iii)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(i)	Additional site grading design portion	\$ 105,500.00				100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(ii)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(iii)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 5,124,000.00					\$ 501,000.00	\$ 358,500.00	\$ 859,500.00	\$ 85,950.00

Total Retainage PE3 \$ 85,950.00



# MEMORANDUM

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

FROM: Derek Gabriel   
Commissioner

DATE: May 29, 2025

SUBJECT: Request for Payment to GEC, LLC

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Transmitted herewith for partial payment is Periodical Estimate No. 4 for construction services performed by GEC, LLC for the **Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex** as outlined in Contract No. PO-24-810-8102-688.

<u>Estimate Number</u>	<u>Date</u>	<u>Amount</u>
Periodical Estimate No. 4	May 15, 2025	\$16,650.00

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

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



May 29, 2025

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

RE: APPROVED PERIODICAL ESTIMATE NO. 4  
PO-24-810-8102-688 – Additional Work to the Design/Build for Paul E. Joseph  
Stadium and Sports Complex

Dear Mr. Wessel:

Transmitted herewith is approved Periodical Estimate No. 4 for services performed by your company during the period of April 1, 2025, through May 9, 2025, relative to the above referenced contract. The payment is approved in the amount of **Sixteen Thousand, Six Hundred Fifty Dollars and Zero Cents (\$16,650.00)**.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue horizontal line.

Derek Gabriel  
Commissioner

DG/klp/yb

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



GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR GEC, LLC Contract No. PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 4				FOR PERIOD				4-1-25 to 5-09-25	
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						
4(ii)g	Backs on bleachers - 50 Premium Seats behind Home Plate	1	LS	\$ 150,000.00	\$ 150,000.00	1.0	\$ -	\$ 150,000.00	0%
7	Camera stands at dugouts	1	LS						
7(iii)	Construction of a press box/announcer's booth	1	LS						
7(iii)-1	Construction	1	LS	\$ 350,000.00	\$ 350,000.00	1.0	\$ -	\$ 350,000.00	0%
7(iii)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ 14,000.00	\$ 21,000.00	40%
7(iv)	Construct 4 additional camera locations for media	1	LS						
7(iv)-21	Construction			\$ 50,000.00	\$ 50,000.00	1.0	\$ -	\$ 50,000.00	0%
7(iv)-21	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 4,000.00	\$ 6,000.00	40%
7(v)	Add outfield camera platform w/roof, railings, secure stairs								
7(v)-1	Construction	1	LS	\$ 54,000.00	\$ 54,000.00	1.0	\$ -	\$ 54,000.00	0%
7(v)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ -	\$ 10,000.00	0%
26(g)	Supply and installation of a 750kw Site Generator								
26(g)-1	Construction	1	LS	\$ 870,000.00	\$ 870,000.00	1.0	\$ -	\$ 870,000.00	0%
26(g)-2	Design, Engineering, Permitting	1	LS	\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
C	TERRENCE MARTIN FIELD								
4(ii)g	Add equipment storage and office under TM bleachers								
4(ii)g)-1	Construction	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ -	\$ 75,000.00	0%
4(ii)g)-2	Design, Engineering, Permitting	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ 14,250.00	\$ 750.00	95%
E	SITE IMPROVEMENTS								
3	Site Infrastructure - Water								
3(iv)	Install sewer manholes at TM Softball Field								
3(iv)-1	Construction	1	LS						
3(iv)-2	Design, Engineering, Permitting	1	LS	\$ 10,000.00	\$ 10,000.00	1.0	\$ 10,000.00	\$ -	100%
5	Site Infrastructure - Lighting								
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting	1	LS						
5(ii)-1a	Construction	1	LS	\$ 250,000.00	\$ 250,000.00	1.0	\$ -	\$ 250,000.00	0%
5(ii)-1b	Design, Engineering, Permitting	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$ 6,000.00	\$ -	100%
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding								
5(v)-1a	Construction								
5(v)-1a-1	Construction - concrete wall portion	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.0	\$ -	\$ 1,000,000.00	0%
5(v)-1a-2	Construction - padding portion	1	LS	\$ 240,000.00	\$ 240,000.00	1.0	\$ -	\$ 240,000.00	0%
5(v)-1b	Design, Engineering, Permitting	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ 12,500.00	\$ 12,500.00	50%
8	Add perimeter fence to entire site	1	LS						
8(i)	Design, Engineering, Permitting	1	LS	\$ 75,000.00	\$ 75,000.00	1.0	\$ 71,250.00	\$ 3,750.00	95%
8(ii)	Construction portion	1	LS	\$ 300,000.00	\$ 300,000.00	1.0	\$ -	\$ 300,000.00	0%
9	Design and addition of security cameras	1	LS						
9a	Design portion			\$ 15,000.00	\$ 15,000.00	1.0	\$ 4,500.00	\$ 10,500.00	30%
9b	Design, Engineering, Permitting			\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
10	Installation of a new duct banks for future fiber relocation	1	LS						
10a	Construction	1	LS	\$ 600,000.00	\$ 600,000.00	1.0	\$ 588,000.00	\$ 12,000.00	98%
10b	Design, Engineering, Permitting	1	LS	\$ 24,000.00	\$ 24,000.00	1.0	\$ 18,000.00	\$ 6,000.00	75%
11	Design for camera connections at stadium and media connection panel at the parking lot	1	LS						
11a	Construction			\$ 35,000.00	\$ 35,000.00	1.0	\$ -	\$ 35,000.00	0%
11b	Design, Engineering, Permitting			\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
F	CLOMR Improvements (Conditional Letter of Map Revision)	1	LS						
1	10-foot-wide drainage swale east side	1	LS	\$ 25,000.00	\$ 25,000.00	1.0	\$ -	\$ 25,000.00	0%
2	Drainage swale west side	1	LS	\$ 15,000.00	\$ 15,000.00	1.0	\$ -	\$ 15,000.00	0%
3	Concrete retaining wall east side								
3(i)	Design portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ 30,000.00	\$ -	100%
3(ii)	Construction concrete portion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
3(iii)	Construction railing portionportion	1	LS	\$ 30,000.00	\$ 30,000.00	1.0	\$ -	\$ 30,000.00	0%
4	Additional site grading								
4(i)	Additional site grading design portion	1	LS	\$ 105,500.00	\$ 105,500.00	1.0	\$ 105,500.00	\$ -	100%
4(ii)	Additional site grading excavate and compact	1	LS	\$ 12,000.00	\$ 12,000.00	1.0	\$ -	\$ 12,000.00	0%
4(iii)	Additional site grading hydroseeding	1	LS	\$ 12,500.00	\$ 12,500.00	1.0	\$ -	\$ 12,500.00	0%
ALL-1	Allowance for field and concession equipment			\$ 500,000.00	\$ 500,000.00	1.0	\$ -	\$ 500,000.00	0%
	Totals			\$ 5,124,000.00	\$ 5,124,000.00		\$ 878,000.00	\$ 4,246,000.00	17%

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)

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

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

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column 8 Front) (or add second page if applicable)	\$ 878,000.00
2	Extra work performed to date	
3	Total value of work performed to date	\$ 878,000.00
4	Add: Materials stored at close of this period (Attached detailed schedule)	
5	Less: Amount retained	\$ 87,800.00
6	Net amount earned on contract work to date	\$ 790,200.00
7	Other deductions	
8	Less: Amount of previous payments	\$ 773,550.00
9	BALANCE DUE THIS PAYMENT	\$ 16,650.00

4. CERTIFICATION OF CONTRACTOR

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

and GEC, LLC dated 9/10 2024, and/or duly authorized

(Contractor) (Contract Date)

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

GEC, LLC By John R., Wessel  
(Contractor)

05/15/2025 Title: Managing Member  
(Date)

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVE

I certify that I have checked and verified this Periodical Estimate No. 4 for the period of 4/1/2025 through 4/30/2025 inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the contractor, that all work and/or material included in this Periodical Estimate has been performed and/or material supplied by the contractor; that all work and/or material included in this Periodical Estimate No. 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. Derek A. Gabriel, Commissioner of Public Works Date 5/29/2025

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

3. Tawana Nicholas, Engineer / Architect Date 05/18/2025

GOVERNMENT OF THE VIRGIN ISLANDS  
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

CONTRACTOR WORKSHEET

NAME OF PROJECT:	Design-Build of Paul E. Joseph stadim and Sports Complex	LOCATION:	St. Croix, Virgin Islands
NAME OF CONTRACTOR	GEC, LLC	Contract No.	PO-24-810-8102-688

PERIODICAL ESTIMATE NO. 4

					FOR PERIOD			4-1-25 to 5-09-25		
Item	Description of Item	Value	Sub-Value	% Complete previous	% Complete this PE	% Completed to date	\$ Complete previous	\$ Complete this PE	\$ Completed to date	Retainage
No.										
B	PAUL E. JOSEPH STADIUM									
4	Fixed Seating									
4(iig)	Backs on bleachers - 50 Premium Seats behind Home Plate	\$ 150,000.00				0%	\$ -	\$ -	\$ -	\$ -
7	Camera stands at dugouts									
7(iii)	Construction of a press box/announcer's booth									
7(iii)-1	Construction	\$ 350,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iii)-2	Design, Engineering, Permitting	\$ 35,000.00			40%	40%	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 1,400.00
7(iv)	Construct 4 additional camera locations for media									
7(iv)-21	Construction	\$ 50,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(iv)-21	Design, Engineering, Permitting	\$ 10,000.00		40%		40%	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 400.00
7(v)	Add outfield camera platform w/roof, railings, secure stairs									
7(v)-1	Construction	\$ 54,000.00				0%	\$ -	\$ -	\$ -	\$ -
7(v)-2	Design, Engineering, Permitting	\$ 10,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)	Supply and installation of a 750kw Site Generator									
26(g)-1	Construction	\$ 870,000.00				0%	\$ -	\$ -	\$ -	\$ -
26(g)-2	Design, Engineering, Permitting	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
C	TERRENCE MARTIN FIELD									
4(iig)	Add equipment storage and office under TM bleachers									
4(iig)-1	Construction	\$ 75,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(iig)-2	Design, Engineering, Permitting	\$ 15,000.00		95%		95%	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 1,425.00
E	SITE IMPROVEMENTS									
3	Site Infrastructure - Water									
3(iv)	Install sewer manholes at TM Softball Field									
3(iv)-1	Construction	\$ 80,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iv)-2	Design, Engineering, Permitting	\$ 10,000.00		100%		100%	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 1,000.00
5	Site Infrastructure - Lighting									
5(ii)-1	Additional cost to change site lighting 5(ii) to solar lighting									
5(ii)-1a	Construction	\$ 250,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(ii)-1b	Design, Engineering, Permitting	\$ 6,000.00		100%		100%	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 600.00
5(v)-1	change the outfield perimeter wall (fence) to concrete with padding									
5(v)-1a	Construction									
5(v)-1a-1	Construction - concrete wall portion	\$ 1,000,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1a-2	Construction - padding portion	\$ 240,000.00				0%	\$ -	\$ -	\$ -	\$ -
5(v)-1b	Design, Engineering, Permitting	\$ 25,000.00		50%		50%	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 1,250.00
8	Add perimeter fence to entire site									
8(i)	Design, Engineering, Permitting	\$ 75,000.00		95%		95%	\$ 71,250.00	\$ -	\$ 71,250.00	\$ 7,125.00
8(ii)	Construction portion	\$ 300,000.00				0%	\$ -	\$ -	\$ -	\$ -
9	Design and addition of security cameras									
9a	Design portion	\$ 15,000.00		30%		30%	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 450.00
9b	Construction portion	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
10	Installation of a new duct banks for future fiber relocation									
10a	Construction	\$ 600,000.00							588,000.00	
10a(1)	Field layout	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(2)	excavation	10%	\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10a(3)	conduit material	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(4)	conduit labor	10%	\$ 60,000.00	100%		100%	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 6,000.00
10a(5)	concrete in trench	40%	\$ 240,000.00	100%		100%	\$ 240,000.00	\$ -	\$ 240,000.00	\$ 24,000.00
10a(6)	pull boxes/manholes material	5%	\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(7)	pull boxes/manholes labor/install	5%	\$ 30,000.00	90%		90%	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 2,700.00
10a(8)	warning tape / backfill above concrete	5%	\$ 30,000.00	95%	5%	100%	\$ 28,500.00	\$ 1,500.00	\$ 30,000.00	\$ 3,000.00
10a(9)	pull string in conduit	5%	\$ 30,000.00	100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
10a(10)	tie-in to or stub-out for 5 services	10%	\$ 60,000.00	85%	5%	90%	\$ 51,000.00	\$ 3,000.00	\$ 54,000.00	\$ 5,400.00
		100%								
10b	Design, Engineering, Permitting	\$ 24,000.00		75%		75%	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 1,800.00
11	Design for camera connections at stadium and media connection panel at the parking lot									
11a	Construction	\$ 35,000.00				0%	\$ -	\$ -	\$ -	\$ -
11b	Design, Engineering, Permitting	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
F	CLOMR Improvements (Conditional Letter of Map Revision)									
1	10-foot-wide drainage swale east side	\$ 25,000.00				0%	\$ -	\$ -	\$ -	\$ -
2	Drainage swale west side	\$ 15,000.00				0%	\$ -	\$ -	\$ -	\$ -
3	Concrete retaining wall east side									
3(i)	Design portion	\$ 30,000.00		100%		100%	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 3,000.00
3(ii)	Construction concrete portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
3(iii)	Construction railing portion	\$ 30,000.00				0%	\$ -	\$ -	\$ -	\$ -
4	Additional site grading									
4(i)	Additional site grading design portion	\$ 105,500.00		100%		100%	\$ 105,500.00	\$ -	\$ 105,500.00	\$ 10,550.00
4(ii)	Additional site grading excavate and compact	\$ 12,000.00				0%	\$ -	\$ -	\$ -	\$ -
4(iii)	Additional site grading hydroseeding	\$ 12,500.00				0%	\$ -	\$ -	\$ -	\$ -
ALL-1	Allowance for field and concession equipment	\$ 500,000.00				0%	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 5,124,000.00					\$ 859,500.00	\$ 18,500.00	\$ 878,000.00	\$ 87,800.00

Total Retainage PE4 \$ 87,800.00



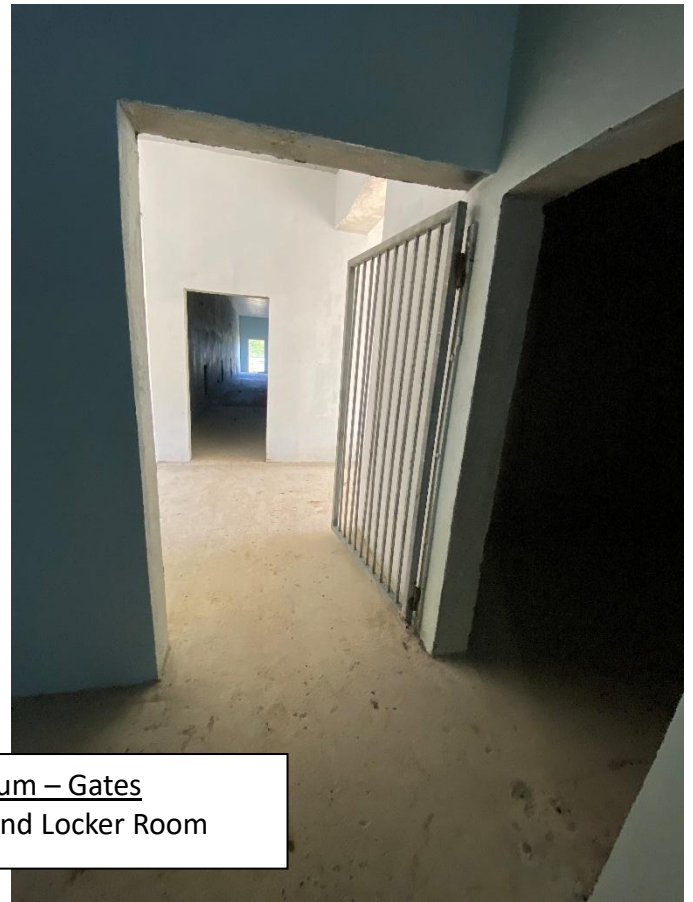
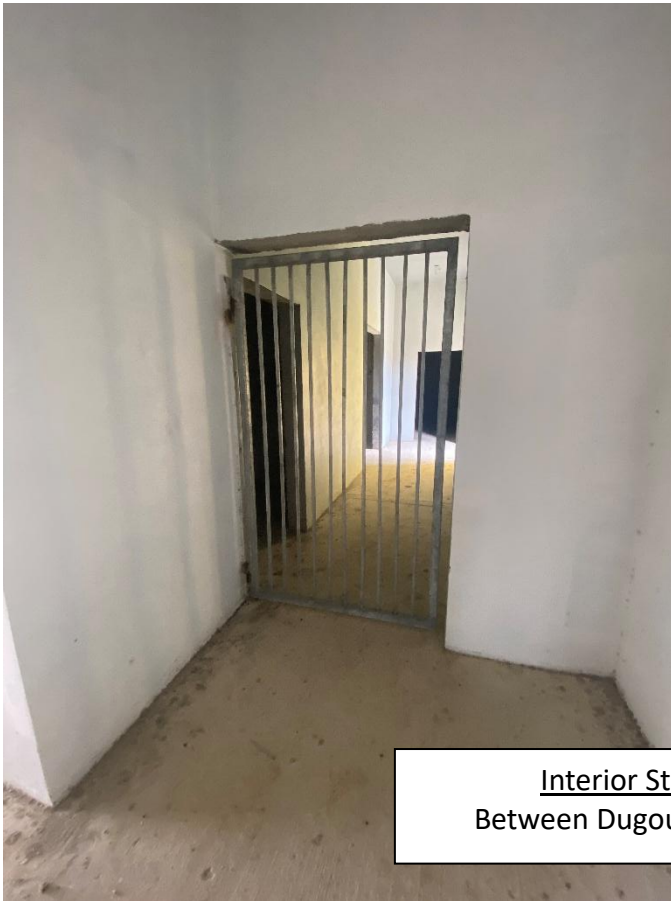
# Appendix E

# **Paul E. Joseph Sports Complex**

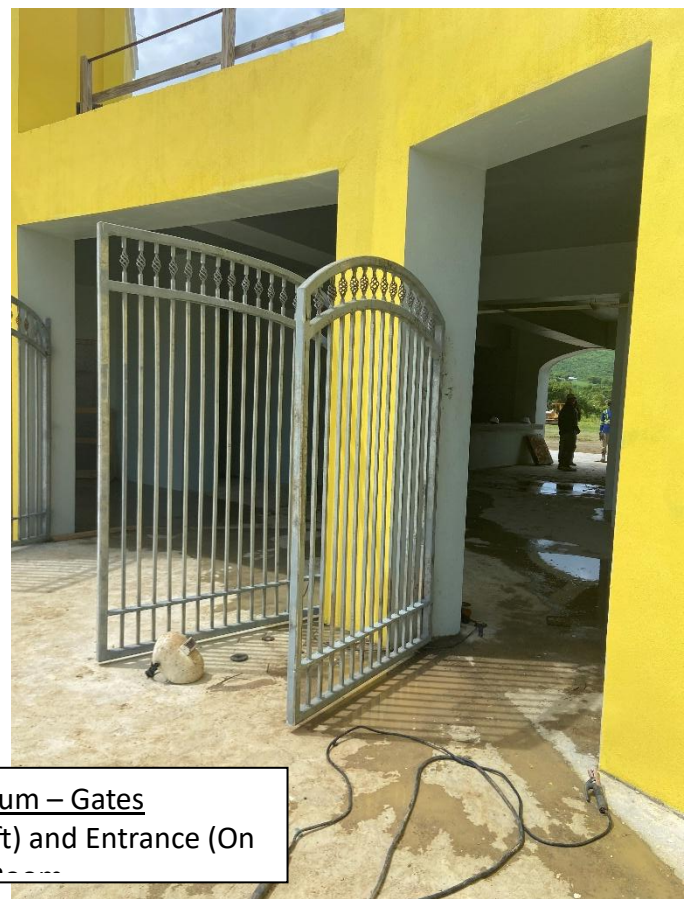
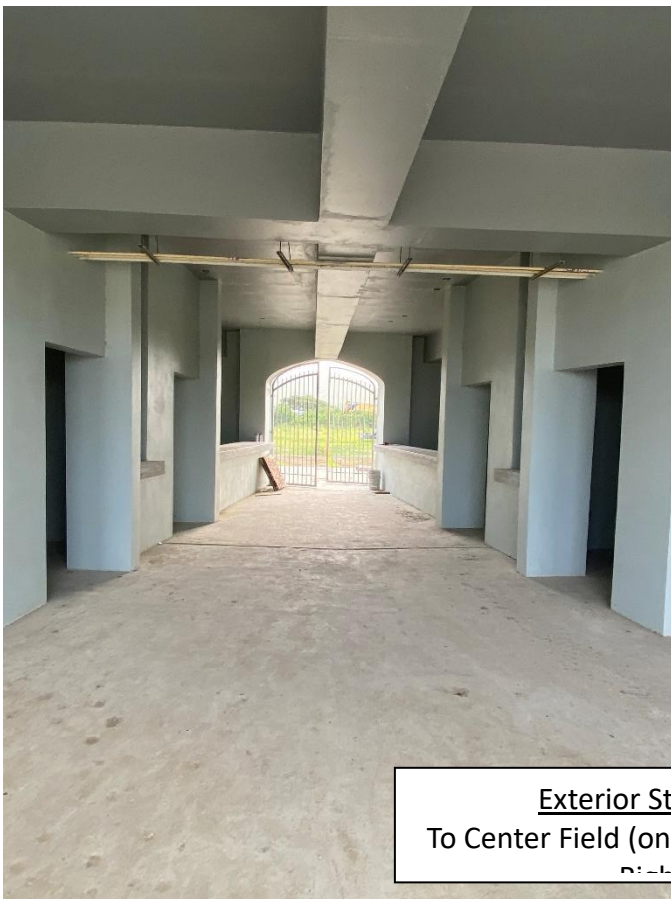
**Construction Photos as of May 31, 2025**







Interior Stadium – Gates  
Between Dugout and Locker Room



Exterior Stadium – Gates  
To Center Field (on Left) and Entrance (On  
Right) Doors





Infrastructure Reroute for Communications Lines

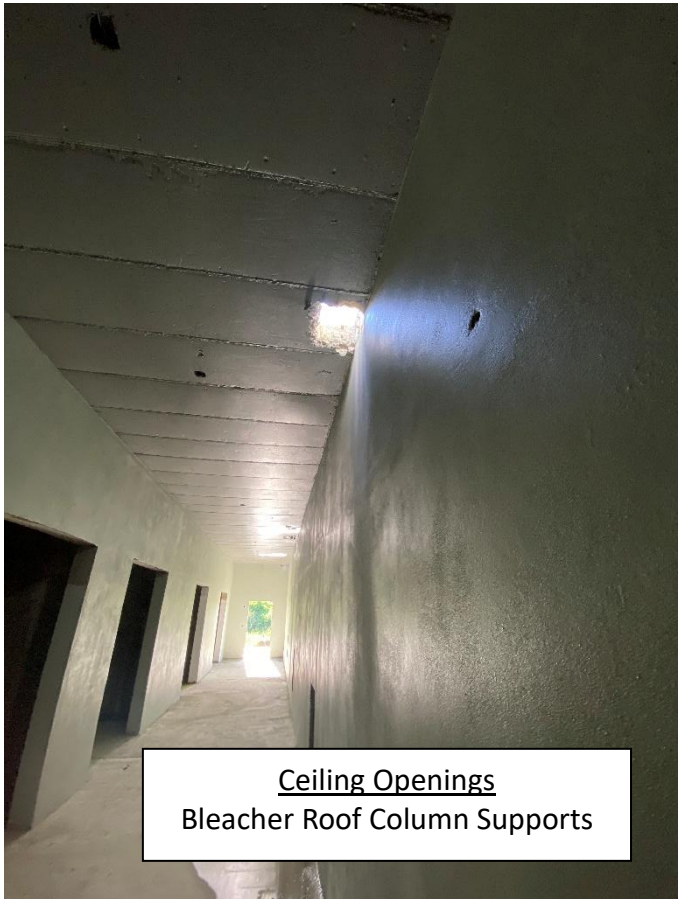


Access Manholes - Communication Line





Floor Slab Preparation – Bleacher Roof Column Supports



Ceiling Openings  
Bleacher Roof Column Supports



Bleacher Roofing Material