



Virgin Islands Port Authority

2023 Spring Revenue Estimating Conference
March 08, 2023

Virgin Islands Port Authority (VIPA or Port)

Overview

- VIPA is an autonomous instrumentality of the Virgin Islands Government and relies on fees charged for use of VIPA-owned facilities, and federal/local grants received, to pay for its operational and capital expenditures.
- VIPA is governed by a nine-member board that sets policy and an executive director who implements policy and oversees the daily operations of the Port.
- VIPA is comprised of two main operational units: the Aviation Division and the Marine Division. The other VIPA divisions serve as support in carrying out the functions of these two divisions.



VIPA HISTORICAL STATISTICS

- VIPA revenues are supported by travelling passenger traffic at our two airports and 14 public seaports

	FY 2019	FY 2020	FY 2021	FY 2022	¹ FY 2023
Aviation					
St Thomas	604,266	407,521	681,201	766,328	223,982
St Croix	229,193	139,595	199,890	208,855	62,072
Total Aviation Passengers	833,459	547,116	881,091	975,183	286,054
Marine					
Cruise Calls					
St Thomas	492	303	20	333	189
St John	22	25	1	18	12
St Croix	35	17	3	35	26
Total Cruise Calls	549	345	24	386	227
Cruise Passengers					
St Thomas	1,629,473	859,149	27,725	790,026	577,433
St John	2,374	4,414	0	3,151	2,109
St Croix	78,640	38,190	3,841	59,864	64,343
Total Marine Passengers	1,710,487	901,753	31,566	853,041	643,885

¹ FY2023 - stats are from Oct. 1, 2022 – Jan. 31, 2023



VIPA Revenues 2019 – 2023 (Jan. 31)

Aviation	FY 2023 Actuals a/o Ja. 31, 2023	FY 2023 Budget	FY 2022 Unaudited	FY 2021 Unaudited	FY 2020 Unaudited	FY 2019 Audited
	\$10.1M	\$36.7M	\$36.6M	\$14.7M	\$24.0M	\$30.0M
Marine	FY 2023 Actuals a/o Ja. 31, 2023	FY 2023 Budget	FY 2022 Unaudited	FY 2021 Unaudited	FY 2020 Unaudited	FY 2019 Audited
	\$12.0M	\$36.0M	\$24.8M	\$33.9M	\$23.1M	\$33.2M
Combined	FY 2023 Actuals a/o Ja. 31, 2023	FY 2023 Budget	FY 2022 Unaudited	FY 2021 Unaudited	FY 2020 Unaudited	FY 2019 Audited
	\$22.1M	\$72.7M	\$61.4M	\$48.6M	\$47.1M	\$63.2M



Active Capital Projects Payment Status – Summary by Division/District

□ Active Project Cost, Awarded Contractor & Expenditures as of Jan. 31, 2023, by Division/District

Division/District	Project Cost	Paid a/o Jan. 31, 2023	Balance
Aviation	\$80,680,059.97	\$25,698,662.46	\$54,981,397.51
STT	\$64,561,322.46	\$18,367,950.46	\$46,193,372.00
STX	\$16,118,737.51	\$7,330,712.00	\$8,788,025.51
Marine	\$33,140,013.41	\$29,405,231.93	\$3,734,781.48
STT/STJ	\$1,629,650.50	\$38,970.00	\$1,590,680.50
STX	\$31,510,362.91	\$29,366,261.93	\$2,144,100.98
STT/STJ	\$66,190,972.96	\$18,406,920.46	\$47,784,052.50
Aviation	\$64,561,322.46	\$18,367,950.46	\$46,193,372.00
Marine	\$1,629,650.50	\$38,970.00	\$1,590,680.50
STX	\$47,629,100.42	\$36,696,973.93	\$10,932,126.49
Aviation	\$16,118,737.51	\$7,330,712.00	\$8,788,025.51
Marine	\$31,510,362.91	\$29,366,261.93	\$2,144,100.98
All Projects as of Jan. 31, 2023	\$113,820,073.38	\$55,103,894.39	\$58,716,178.99

Gross Receipts Paid

FY 2022 - \$1,547,073

(Jan.31) FY 2023 - \$386,243

Active Capital Projects Payment Status



□ Active Project Cost, Awarded Contractor & Expenditures as of Jan. 31, 2023

STT	Project	Contractor	Project Cost	Paid a/o Jan. 31, 2023	Balance	Project Status
Aviation	CEKA Parking Garage & Transportation Center	AT Construction	\$28,947,021.73	\$13,979,294.28	\$14,967,727.45	Work-in-progress
	CEKA Taxiway A West Reconstruction	Grace Civil, LLC	\$29,947,021.73	\$0.00	\$29,947,021.73	Pending
	CEKA Gate-5 Pavement Reconstruction	RuminaConstruction,LLC	\$3,916,835.00	\$2,970,034.28	\$946,800.72	Work-in-progress
	Inter-Island Commuter Baggage Handling Replacement	Custom Builders	\$1,577,531.00	\$1,408,748.00	\$168,783.00	Work-in-progress
	CEKA Fire Hydrant Replacement	Victor Fire	\$140,000.00	\$0.00	\$140,000.00	Pending
	Demolition of Bournefield # 206 & #230	A-9 Trucking Enterprise, Inc.	\$32,913.00	\$9,873.90	\$23,039.10	Work-in-progress
			\$64,561,322.46	\$18,367,950.46	\$46,193,372.00	
Marine	St. John Ferry Dock Improvements	Rodriguez & Garland	\$1,335,173.00	\$0.00	\$1,335,173.00	Pending
	Red Hook Restrooms Renovation	ContinentalConstruction	\$209,817.50	\$0.00	\$209,817.50	Work-in-progress
	Linbergh Bay Bathroom Renovations	TMZConstruction	\$84,660.00	\$38,970.00	\$45,690.00	Work-in-progress
			\$1,629,650.50	\$38,970.00	\$1,590,680.50	
Aviation	HERA Runway 10-28 Shoulder and Electrical Vault Constr	Virgin Islands Paving	\$8,672,850.01	\$7,293,472.00	\$1,379,378.01	Work-in-progress
	White Elephant International BuildingTesting	A-Z General Contractors	\$10,500.00	\$10,500.00	\$0.00	Completed
	HERA Taxiway A and B Rehabilitation (Construction)	Virgin Islands Paving	\$6,981,112.50		\$6,981,112.50	Active
	HERA Terminal Entrance Doors Replacement	TMZ Construction	\$70,875.00		\$70,875.00	Work-in-progress
	HERA Old Purchasing/Engineering Department Repairs	Tang How Brothers	\$267,400.00	\$26,740.00	\$240,660.00	Work-in-progress
	HERA Perimeter Fence Replacement	Caribbean Contracting Service	\$116,000.00		\$116,000.00	Awarded
			\$16,118,737.51	\$7,330,712.00	\$8,788,025.51	
Marine	Gordon A. Finch CARGO Building	AT Construction Solutions, LL	\$12,326,505.16	\$12,126,894.39	\$199,610.77	Work-in-progress
	Gordon A. Finch Terminal – Molasses Pier Dredging	Vivot Construction	\$1,065,640.00	\$1,065,640.00	\$0.00	Completed
	Container Port Cargo Warehouse	Lemartec USVI	\$15,883,557.75	\$15,865,727.54	\$17,830.21	Work-in-progress
	Frederiksted Pier Blow-Out Panels and Structural Repairs	Tang How Brothers	\$321,700.00		\$321,700.00	Work-in-progress
	Frederiksted Service Pier	Eleven Construction	\$1,912,960.00	\$308,000.00	\$1,604,960.00	Work-in-progress
			\$31,510,362.91	\$29,366,261.93	\$2,144,100.98	

Anticipated Capital Projects – Summary by Division/District FY 2023 – FY 2025



□ Anticipated Capital Projects by Division/District FY 2023 - FY 2025

	FY 2023	FY 2024	FY 2025
Total Projects	\$60,690,563.00	\$106,930,000.00	\$173,155,000.00
Aviation	\$54,296,563.00	\$52,450,000.00	\$79,150,000.00
Marine	\$6,394,000.00	\$54,480,000.00	\$94,005,000.00
STT/STJ	\$46,859,496.00	\$87,180,000.00	\$107,555,000.00
STX	\$13,831,067.00	\$19,750,000.00	\$65,600,000.00
Aviation STT	\$44,019,496.00	\$35,350,000.00	\$46,250,000.00
Aviation STX	\$10,277,067.00	\$17,100,000.00	\$32,900,000.00
Marine STT/STJ	\$2,840,000.00	\$51,830,000.00	\$61,305,000.00
Marine STX	\$3,554,000.00	\$2,650,000.00	\$32,700,000.00

Virgin Islands Port Authority
Anticipated Capital Projects
Aviation - St. Thomas
Fiscal Years 2023 - 2025



Project	FY 2023	FY 2024	FY 2025
Airfield Compliance Marking - Design/Engineering/Construction	✓		✓
Parking & Transportation Center - Construction	✓	✓	
Taxiway Alpha West Reconstruction - Construction	✓	✓	
Commuter BHS System Upgrade - Construction	✓		
Lindbergh Bay Restroom Renovation - Construction	✓		
Master Plan Update	✓	✓	
Runway 10-28 Rehabilitation - Design & Construction	✓	✓	✓
Taxiway Alpha East Reconstruction - Design & Construction	✓	✓	✓
Airfield Electrical Vault - Design		✓	
Selective Slab Replacement - Design		✓	✓
Runway Extension & Material Change Feasibility Study		✓	
GA Apron Expansion - Design		✓	
Drainge Gut Lining	✓	✓	✓
Commuter Wing Construction		✓	
Projected Cumulative Totals: \$125,619,496	\$44,019,496	\$35,350,000	\$46,250,000

Virgin Islands Port Authority
Anticipated Capital Projects
Aviation - St. Croix
Fiscal Years 2023 - 2025



Project	FY 2023	FY 2024	FY 2025
Master Plan Update	✓	✓	
Wastewater Ejection System - Design	✓		
Taxiway A & B Rehabilitation - Construction	✓		
BHS Refurbishment - Construction	✓		
BHS Replacement - Design	✓		
Apron Reconstruction - Design & Construction	✓	✓	
Runway 10-28 Rehabilitation - Design & Construction		✓	✓
Taxiway Paved Shoulders & Electrical - Design		✓	
Airport Water Distribution System Upgrade Design & Construction		✓	✓
Cargo Building Reconstruction			✓
Projected Cumulative Totals: \$60,277,067	\$10,277,067	\$17,100,000	\$32,900,000

Virgin Islands Port Authority
Anticipated Capital Projects
Marine - St. Thomas / St. John
Fiscal Years 2023 - 2025



Project	FY 2023	FY 2024	FY 2025
Charlotte Amalie Harbor Dredging	✓	✓	✓
Crown Bay Harbor Dredging	✓	✓	✓
Crown Bay Notch Closure			✓
Crown Bay Mooring Dolphin Design & Construction	✓	✓	
Cruz Bay Dock Terminal Improvements	✓	✓	
Engined Pond Community Park - Design & Construction	✓	✓	✓
Crown Bay Terminal Improvements - Design & Construction	✓	✓	✓
Charlotte Amalie Harbor Federalization	✓	✓	✓
Red Hook Customs Building		✓	✓
Red Hook Restroom Renovation - Construction	✓		
St. John Fish Market - Design & Construction	✓	✓	
Cancryn School Property - Remediation		✓	
Projected Cumulative Totals: \$115,975,000	\$2,840,000	\$51,830,000	\$61,305,000

Virgin Islands Port Authority
Anticipated Capital Projects
Marine - St. Croix
Fiscal Years 2023 - 2025



Project	FY 2023	FY 2024	FY 2025
Tender Landing Pier - Construction	✓		
Blowout Panel Replacement - Construction	✓		
Gallows Bay Demolition		✓	
Wilfred 'Bomba' Allick Terminal Improvements - Grant Services/Design/Construction		✓	✓
Gordon A. Finch Molasses Pier Paving	✓		
Krause Lagoon Cross Channel Dredging Design & Construction		✓	✓
Schooner Bay Channel Federalization	✓	✓	✓
Projected Cumulative Totals: \$38,904,000	\$3,554,000	\$2,650,000	\$32,700,000

Airport Modernization and Upgrade



Cyril E. King Airport



Henry E. Rohlsen Airport

VIPA Public/Private Partnership (P3) Initiative Project Highlights

- P3 with private airport developer/operator to modernize and upgrade CEKA & HERA airports
- RFQs issued December 29, 2022, with submission deadline of March 16, 2023
- Investor Conference held February 1-2, 2023
- RFP to be issued May 2023
- Board approval of winning bidder anticipated January 2024
- Groundbreaking of construction anticipated 1st Quarter of 2025



CEKA Parking and Transportation Center

- 3-level parking garage accommodating approx. 550 parking spaces, with 1st floor designated for taxis and rental cars
- 1st phase anticipated completion - Summer 2023
- Final completion of transportation center – 2nd Quarter 2024



STX Marine Cargo Projects

- Wilfred “Bomba” Allick Port and Transshipment Center Cargo Terminal Improvements – Grant Submission anticipated in FY2023
- Gallows Bay Warehouse Demolition pending tenant relocation
- Gordon A. Finch Molasses Pier resurfacing of gravel lot; work to begin in March 2023

Ann E. Abramson
Marine Facility Repairs
STX



- Replacement of deteriorated tender landing pier with new 80x15 new service pier – started in January 2023. Completion Date – 4th Quarter 2023
- Replacement of damaged storm panels – started January 2023. Completion Date – Summer 2023

St. John Marine Projects

- Lorenden L. Boynes Sr. Dock Improvements – started February 2023
- Enighed Pond Multi-Purpose Center and Community Park – scope of work in progress

