

STRATEGIC ADVANTAGES & CAPABILITY STATEMENT

STRAVIK Construction Group · Controlled Document

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REVISION HISTORY

Rev.	Date	Description of Change	Prepared By	Approved By
00	2026-10-24	Initial issue for STRAVIK Construction Group	[PREPARED BY]	Michael Gaya, President

STRATEGIC ADVANTAGES & CAPABILITY STATEMENT

Prepared for: Emanuel Oliver Benjamin School Redevelopment — St. Thomas, U.S. Virgin Islands

Executive Overview

The redevelopment of the Emanuel Oliver Benjamin School is a critical public infrastructure investment for the Territory of the United States Virgin Islands.

This project demands more than construction capability. It requires:

- Proven territorial experience
- Disaster-tested logistics execution
- Hurricane-resilient structural discipline
- Federal funding compliance awareness
- Island resource control
- Community alignment
- Schedule certainty

STRAVIK was formed specifically to eliminate the primary causes of delay, cost volatility, and logistical disruption that historically impact island construction projects.

By combining structural execution discipline with embedded USVI operational strength, STRAVIK represents a purpose-built, risk-controlled delivery platform structured for the realities of USVI infrastructure development.

I. PURPOSE-BUILT DELIVERY STRUCTURE

STRAVIK is a deliberate risk-mitigation delivery structure designed for disciplined execution in the USVI environment.

Through STRAVIK, the project benefits from:

- Integrated mainland and USVI structural expertise
- Embedded local operational infrastructure
- Coordinated logistics and procurement control
- Secured fuel, crushing, and staging resources
- Structured project controls and centralized documentation systems
- Principal-level executive oversight

STRAVIK operates under clearly defined governance protocols that establish unified authority, coordinated field execution, and centralized decision-making.

This structure eliminates fragmented management and ensures stable, accountable project delivery.

II. PROVEN EDUCATIONAL INFRASTRUCTURE DELIVERY UNDER CRISIS CONDITIONS

Following Hurricanes Irma and Maria, the STRAVIK team restored educational infrastructure within the Territory by:

- Importing temporary school facilities into the USVI
- Coordinating aircraft, marine, and port logistics
- Clearing materials through U.S. Virgin Islands customs
- Installing temporary educational structures
- Delivering and installing school furniture
- Providing supporting utility infrastructure

These operations were executed under federal oversight and extreme logistical constraints.

This experience demonstrates the team's ability to restore educational functionality in high-pressure, infrastructure-compromised environments — a capability few competitors can credibly claim.

III. INSTITUTIONAL FAMILIARITY WITH TERRITORIAL AGENCIES

STRAVIK maintains direct working familiarity with:

- Virgin Islands Department of Education (VIDE)
- USVI Board of Education
- Territorial inspection authorities
- Local regulatory agencies

This familiarity accelerates coordination, reduces administrative friction, and strengthens agency confidence throughout project delivery.

IV. ISLAND LOGISTICS & SUPPLY CHAIN CONTROL

Island construction risk is concentrated in logistics and material flow. STRAVIK mitigates these risks through direct operational control.

Customs & Port Management

STRAVIK has proven experience managing:

- Container documentation
- Customs clearance procedures
- Demurrage mitigation
- Port coordination scheduling
- Redundant shipping pathways

We understand that port delays translate directly into schedule exposure. Our established familiarity reduces that risk.

Multi-Modal Transport Capability

STRAVIK has executed logistics through:

- Aircraft transport
- High-speed marine transport
- Standard containerized shipping

This adaptability provides resilience against supply chain disruption and compressed delivery schedules.

Secured Laydown & Letdown Yards

STRAVIK controls established staging and laydown capacity on St. Thomas, providing:

- Organized material storage
- Reduced double handling
- Controlled site distribution
- Improved installation sequencing
- Reduced congestion exposure

In an island environment where staging capacity is limited, this control is a measurable schedule advantage.

V. VERTICAL RESOURCE CONTROL & OPERATIONAL STABILITY

STRAVIK directly controls multiple variables that frequently destabilize island construction projects.

Minimum 70% Native Labor Commitment

STRAVIK commits to a minimum 70% local workforce utilization target, supported by:

- Structured local hiring coordination
- Engagement of local subcontractors
- Community workforce prioritization

This strengthens territorial economic reinvestment while reducing imported labor dependency and associated cost volatility.

Bulk Diesel & Unleaded Fuel Control

STRAVIK has secured bulk diesel and unleaded fuel access at discounted rates, ensuring:

- Reduced exposure to fuel price volatility
- Equipment operational continuity
- Stable hauling and logistics costs
- Protection against supply disruption

Fuel security is a critical operational stabilizer in island construction.

Exclusive Concrete Crushing Capability

STRAVIK has access to the only concrete crusher on St. Thomas, enabling:

- Same-cycle recycling of demolition debris
- Reduced aggregate import dependency
- Elimination of extended material lead times
- Accelerated demolition-to-subgrade sequencing
- Reduced trucking congestion
- Environmental sustainability benefits

This capability materially enhances cost stability and schedule predictability.

VI. SCHEDULE CERTAINTY & PERFORMANCE COMMITMENTS

STRAVIK's operational control translates directly into measurable performance commitments.

We commit to:

- 48-hour RFI response turnaround
- 72-hour change order pricing turnaround (where scope is defined)
- Dedicated on-island executive oversight
- Principal-level decision authority present within the Territory
- Resource-loaded critical path scheduling
- Overlapping demolition and subgrade preparation sequencing

Through fuel control, crushing capability, staging capacity, and embedded workforce participation, STRAVIK is positioned to compress site redevelopment timelines relative to competitors dependent on imported aggregates and third-party logistics.

VII. STRUCTURAL DISCIPLINE & HURRICANE-PHASE CONSTRUCTION CONTROL

Self-Perform Structural Expertise

STRAVIK's self-perform structural expertise ensures:

- Direct control of critical path structural work
- Embedded quality oversight
- Reduced reliance on third-tier subcontractors

- Reinforced hurricane-resilient construction practices

Inspection-Gated Execution Model

STRAVIK implements a structured inspection-gated approach incorporating:

- Pre-pour inspections
- Rebar placement verification
- Compaction and density testing
- Material certification tracking
- Embedded hold points prior to advancement

This methodology reduces rework, protects structural integrity, and strengthens inspection outcomes.

Active Hurricane Preparedness During Construction

STRAVIK maintains documented storm response protocols including:

- Equipment demobilization planning
- Crane tie-down procedures
- Material protection strategies
- Site stabilization protocols
- Rapid post-storm restart sequencing

Construction-phase hurricane risk is actively managed, not reactively addressed.

VIII. FEDERAL FUNDING PROTECTION & DOCUMENTATION DISCIPLINE

STRAVIK operates with compliance rigor appropriate for federally influenced public infrastructure projects.

Our systems include:

- Davis-Bacon compliance monitoring
- Certified payroll administration
- Submittal and RFI tracking systems
- Change order control logs
- Transparent payment documentation
- ISO-based document control procedures

These systems protect funding integrity and reduce audit exposure.

IX. EDUCATION-FOCUSED SITE SENSITIVITY

STRAVIK understands that school construction requires heightened operational awareness.

We incorporate:

- Controlled site access protocols
- Segregated construction zones
- Noise and dust mitigation planning
- Phased turnover sequencing

- Community communication coordination

Educational infrastructure is approached with safety, continuity, and public accountability at the forefront.

X. CORPORATE GOVERNANCE & DELIVERY STABILITY

STRAVIK operates under a defined governance structure that provides:

- Clear lines of responsibility
- Unified project management authority
- Defined executive oversight
- Coordinated procurement strategy
- Centralized documentation control
- Integrated project controls and scheduling systems

This structure ensures adequate managerial depth, field supervision capacity, and resource allocation without fragmentation.

The result is delivery stability, schedule predictability, and disciplined cost management in a complex island construction environment.

XI. RISK MITIGATION FRAMEWORK

STRAVIK directly mitigates the primary risks associated with USVI school redevelopment:

Port delays → Established customs and logistics coordination Fuel volatility → Secured bulk supply Aggregate shortages → Exclusive on-island crushing capability Labor shortages → Minimum 70% local workforce commitment Hurricane interruption → Active storm response protocols Federal audit exposure → Documented compliance systems Schedule slippage → Vertical operational control Community sensitivity → Local workforce reinvestment

Conclusion

STRAVIK is not entering the Virgin Islands market for the first time.

We were present when the Territory required educational infrastructure restored under disaster conditions.

The formation of STRAVIK formalizes that experience into a unified, accountable, and resource-controlled delivery platform specifically structured for the Emanuel Oliver Benjamin School redevelopment.

Through disaster-tested logistics capability, embedded territorial familiarity, structural execution discipline, vertical resource control, and compliance rigor, STRAVIK represents the most controlled, resilient, and execution-ready delivery platform available for this critical public infrastructure investment.

WHY STRAVIK

The Safest Decision for the Territory

The redevelopment of the Emanuel Oliver Benjamin School is not simply a construction project.

It is a public trust responsibility.

It is federally influenced infrastructure. It is hurricane-exposed. It is logistically constrained. It is politically visible. It is community-defining.

Projects of this nature are not awarded to the most impressive presenter.

They are awarded to the team that eliminates risk.

■ **STRAVIK Eliminates Risk**

STRAVIK directly controls the variables that most frequently destabilize island construction projects:

- Port Delays → Established customs and logistics coordination
- Fuel Volatility → Secured bulk diesel and unleaded supply
- Aggregate Shortages → Exclusive on-island concrete crushing capability
- Labor Shortages → Minimum 70% local workforce commitment
- Hurricane Interruption → Active storm preparedness and rapid restart protocols
- Federal Audit Exposure → Documented compliance and payroll control systems
- Schedule Slippage → Vertical operational control and measurable response commitments
- Community Sensitivity → Embedded territorial familiarity and local reinvestment

These are not promises. These are controlled inputs.

We Were Here When It Mattered

Following Hurricanes Irma and Maria, educational infrastructure in the Territory was compromised.

The STRAVIK team imported temporary schools. Cleared materials through USVI customs. Delivered furniture and utilities. Restored operational learning environments under emergency conditions.

We did not study island construction. We executed under disaster conditions.

That experience cannot be replicated. It can only be earned.

Built for This Environment

STRAVIK is not a mainland contractor entering unfamiliar terrain.

We operate with:

- Embedded USVI operational strength
- Principal-level oversight on island
- Secured staging capacity
- Fuel control
- Crushing capability
- Structural execution discipline
- Hurricane-phase operational planning

STRAVIK was formed specifically to control the realities of construction in the Virgin Islands.

The Decision Before You

The Emanuel Oliver Benjamin School redevelopment demands:

Control. Stability. Resilience. Execution discipline. Community alignment.

STRAVIK delivers all five.

When awarding a project of this magnitude, the most responsible decision is the team that reduces uncertainty, protects funding integrity, stabilizes schedule, and understands the Territory at a ground level.

STRAVIK represents the most controlled, resilient, and operationally insulated delivery platform available for this redevelopment effort.

We are prepared. We are embedded. We are accountable.

And we are ready to deliver.

CORPORATE INFORMATION

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APPROVAL

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