

June 23, 2021

via email to: jp.oriol@dpnr.vi.gov

The Honorable Jean-Pierre L. Oriol, Commissioner
Department of Planning and Natural Resources
St. Thomas, USVI 00801

RE: Request for a review for a Consistency Determination by the Coastal Zone Management Board under VI Code Section 1, VIR & Regs Title 12, Subchapter 904, section 904-8

Dear Commissioner Oriol:

The Governor Juan F. Luis Hospital and Medical Center (JFL) hereby requests your permission to undertake multiple FEMA funded projects that would support the stabilization of the only hospital system on the island of St. Croix, Virgin Islands through the construction of an interim hospital and support utility systems. These projects will be executed upon the current Governor Juan F. Luis Hospital and Medical Center campus located at 4007 Estate Diamond Ruby (*Parcel number 2-04600-0437-00*).

The hospital system was severely damaged during the 2017 Hurricane Irma and Hurricane Maria events. The hospital has been assessed and approved for replacement by FEMA and an interim facility is being constructed to provide a safe hospital environment pending the reconstruction of the new JFL.

JFL kindly seeks your review and approval for the required Consistency Determination certification process in accordance with the Virgin Islands Coastal Zone Management Program (CZMP) as required under the VI Code Section 1, VIR & Regs Title 12, Subchapter 904, section 904-8. The various projects may include the construction, demolition, earth change, soil boring, electrical, plumbing, mechanical piping trenching, and generator installations on various sites of the JFL campus. The various projects were outlined in a PowerPoint presentation during a Thursday, June 17, 2021, pre-application meeting.

The subject projects will be executed in a manner that is consistent with the overarching goals and policies of the Virgin Islands Coastal Zone Management Program (VICZMP); “To ensure environmental and economic sustainability for future generations.” Accordingly, Best Management Practices (BMPs) will be implemented to mitigate potential environmental impacts, such as soil erosion and sedimentation, due to stormwater run-off, by utilizing silt fabric filters in all project site manholes, silt fencing and/or grass seeding. Further, as it is the intent of JFL to obtain all applicable permits from the Department of Planning & Natural Resources (DPNR), there will be strict compliance to all permit terms and conditions. “The proposed activity is consistent to the maximum extent practicable with the Virgin Islands Coastal Zone Management Program and will be conducted in a manner consistent with such program.”

This request for your consideration specifically covers the following:

FEMA	GPS	DPNR / AHJ	Project Description
Project Worksheet	Coordinates	Permit #	
70231-Temporary Hardened Structure 99046-Radiology Installation	N17.44'05; W-64.45'05	<ul style="list-style-type: none"> ○ Earth Change: STX-18-400 ○ Temporary Power: 0098-19 ○ Building: BP-STX-0098-19 ○ Electrical: 0147-19 ○ Plumbing: PP-STX-0096-19 ○ APC(600kw): STX-956-AC-19 ○ APC(300kw): STX-P72-AC-21 	<ul style="list-style-type: none"> ○ 55,000sf temporary building constructed on an existing employee parking lot ○ 105-bed hospital ○ Distance from west property line-100ft; Distance from north property line 60ft; Distance from the east property line-25ft at narrowest point ○ Walls & roof panels are solid insulating foam core sandwiched between sheet metal panels ○ The subfloor is a pre-engineered proprietary design overlaid with 3/4-inch plywood and vinyl flooring ○ Metal Pier foundation ○ Pier foundation bolted to approximately 300 concrete subgrade pillars ○ Above ground MEP on racks ○ Backup generator 600kw with 1000gal fuel capacity ○ Dedicated backup Radiology generator 300kw with 500-gal fuel capacity ○ Radiology CT Scan room required a concrete foundation to support the weight of the CT machine-work included back fill with clean sand, concrete masonry unit retaining wall enclosure and a concrete floor pad ○ Radiology suite includes lead-lined walls, doors and glazing to prevent radiation scatter outside the procedure suite ○ THS engineered to withstand 175mph ○ Ground disturbance-Radiology generator- approximately 32cy ○ Ground disturbance- THS piles, THS generator, THS

129983v0-Ambulance Ramp and ADA parking at the grade of the THS

99041-Stand-alone Sewer and Fire Water Lines

129983v0-Telecommunication Line installation

99050-Critical Administrative Space (future) *N17.44'.04; W-64.45'.06*

RTU HVAC units, Access roads approximately 1500cy

- The ambulance ramp and Emergency Department entrance is in compliance with the regulatory requirements for providing a patient drop-off at grade
- Ambulance Ramp installation to include retaining wall foundations and construction; approximately 3,000cy backfill compacted to bring the Emergency Department and Ambulance entrance to the grade of the finished THS floor located 5-ft above the original grade
- Sod permanently installed at the drainage gut to prevent soil erosion
- Catch basin silt filters installed & maintained
- Installation of new sewer routed to the sanitary main and fire water lines to the THS
- Ground disturbance-approximately 110cy of trenching
- VIYA & viNGN lines installation in 4 trenched conduits. Line connects from a pre-existing manhole located at the northeast corner of the JFL property line to 4 existing conduits. Lines are connected to the relocated Data Center in the VICC building
- Approximately 600 linear feet of trenching for concrete encased conduits and hand-holes
- Ground disturbance-approximately 210cy
- Proposed 6500sf office space to house critical hands-on patient services

Materials *N17.44'06;*
 Management Space *W-64.45'.06*
 (future)

- Installation of two 3500-lb capacity elevators
- Office spaces, HIPAA compliant medical record security, physician after-hours call rooms, restrooms, support staff spaces
- Conference and consultation rooms
- MEP per pending office space design
- Ground disturbance-approximately 550cy
- 3500sf of storage and on-demand supply delivery support to the THS
- Concrete foundation as designed
- This space replaces existing storage space required by the clinical departments that was not currently designed into the THS in the interest of optimizing patient care space
- The pre-engineered building shall include a loading dock, 3-4 offices, refrigerated storage, dry storage, & federally required secure storage
- MEP per pending office space design
- Ground disturbance-approximately 500cy

Mechanical Utility *N17.44'.03;*
 Building & Support *W-64.45'.04*
 Structures

- Submitted to The structures are to include:
- DPNR
 - Earth Change
 - GeoTech Soil Borings
 - Air
 - Building
 - Plumbing
 - Electrical
 - Mechanical
 - Mechanical Utility Building to include the installation of potable water pumps, hot water heating system, fire pump, medical vacuum, medical gases, nitrous oxide manifold, CO2 manifold, water chlorination system, water softener & filtration system,
 - 260,000-gal Water Tank
 - 30cy Trash Compactor
 - Double Bulk Oxygen Tank Enclosure

Relocation of Existing Propane Tanks 17.734392;
-64.750987

129983v4- *PENDING FUNDING*
Leased Land for
Parking Lot

- Oxygen Tank Bank Enclosure
- Propane Tank Relocation
- Two backup Generator Enclosure
- WAPA Waterline installation & connection to tank
- Ground disturbance-approximately 1550cy of trenching & foundations
- Two existing 6500-gal propane tanks are to be relocated to an adjacent site south of the existing site.
- The propane supplies the existing kitchen and laundry services and future THS kitchen and laundry
- Site clearing and grading will be required
- Partial demolition of an existing generator pad is included
- A propane pad concrete enclosure approximately 35 x 30 to be designed
- Thickness tests of the tank walls completed and deemed fit for service.
- The 27-year old tanks will be retrofitted with check valves, shutoff valves, pipe sleeving in compliance with current NFPA codes.
- Ground Disturbance-approximately 352cy
- The existing north JFL parking lot is the site of the THS building and the south parking lots are over a 1,000ft from the nearest THS entrance on the lowest elevation of the JFL property
- Approximately 2 ½ - 3 acres of virgin land directly adjacent to the east side of the THS building.
- Includes paved parking, walkways, curbs, surface

- illumination, access routes as designed
- Soil grading, compaction, storm drainage, security fencing as designed
 - Electrical & Plumbing permits as required by DPNR
 - Biological Study as required by CZM
 - Heritage Study as required by CZM
 - Stormwater run-off study as required by CZM



Figure 1 of 5: Aerial View of the JFL Campus at 4007 Estate Diamond Ruby



Figure 2 of 5: Aerial View of the THS and Proposed Support Structures

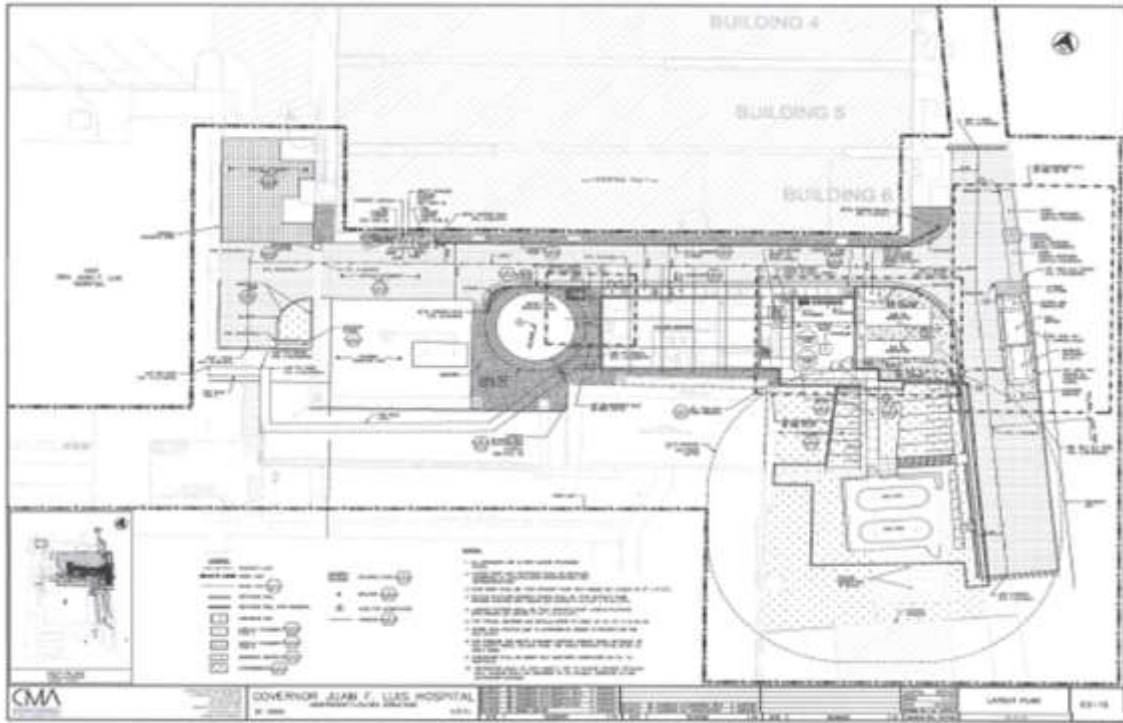


Figure 3 of 5: Proposed Mechanical Utility Building and Support Structures Schematic & Aerial Layout
Figure 4 of 5

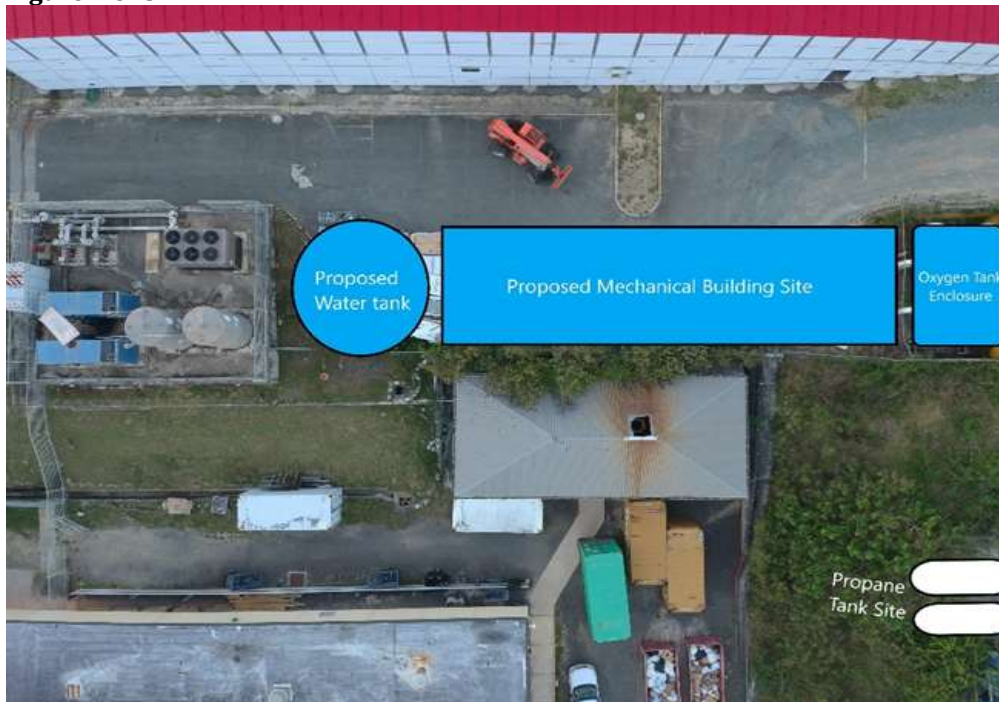


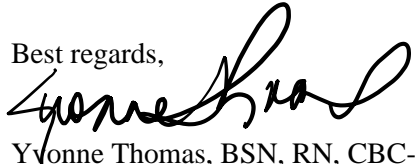


Figure 5 of 5: New Site Location for the Propane Tanks



Thank you for your careful consideration of this request. Your approval and support of this matter is greatly appreciated and would have a significant impact to the timeline of these projects critical to the opening of the interim Temporary Hardened Structure (THS) hospital we call JFL North.

If you have any questions or concerns, please contact the Yvonne Thomas, Project Manager at ythomas@jflusvi.org or (904)735-1672mobile.

Best regards,

Yvonne Thomas, BSN, RN, CBC-FL
Lead Project Specialist

Approved Disapproved

_____ Date: _____
The Honorable Jean-Pierre L. Oriol
Commissioner