

October 14, 2021

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

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

RE: Federal Consistency Determination Request No. CZX-5-21(FC)
Governor Juan F. Luis Hospital & Medical Center
St. Croix, Virgin Islands
ADDENDUM No. 1 – Revised Scope of Work (SOW)

Dear Commissioner Oriol:

The Governor Juan F. Luis Hospital and Medical Center (JFL) hereby submits ADDENDUM No. 1 to its Federal Consistency Determination Request No. CZX-5-21(FC). Specifically, the JFL seeks to add two sections of land that abut the existing JFL property. In June 2021, 3.6 Acres, located south of the JFL parking lot was purchased by JFL. In August 2021, JFL leased another 5 Acres that adjoins the purchased property, East of the JFL Hospital. Due to very limited space on the original JFL property, this acquired land will provide additional placement options for temporary facilities. These two properties (totaling 8.6 Acres) need to have Selective Clearing/Grubbing with appropriate grading for ingress/egress for heavy equipment. Once completed, this joined property will require a Topographical Soil Study Survey with Borings. This process will determine the exact design and placement of temporary facilities. Additionally, repairs and asphalt overlay are requested for access to a private Condominium Asphalt Road (550 LF Long x 18 FT Wide). This road will be used to gain entry to the property access/egress points within the 8.6 Acre JFL properties.

As you are aware, 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 of the below ADDENDUM No.1 as an integral part of the Interim Hospital and Support Utility Systems Project for the required Federal Consistency Determination certification process in accordance with the CZM as required under the VI Code Section 1, VIR & Regs Title 12, Subchapter 904, section 904-8.

ADDENDUM No. 1 is needed to add two sections of land that abut the existing JFL property. In June 2021, 3.6 Acres, located south of the JFL parking lot was purchased by JFL. In August 2021, JFL leased another 5 Acres that adjoins the purchased property, East of the JFL Hospital. Due to very limited space on the original JFL property, this acquired land will provide additional placement options for temporary facilities. These two properties (totaling 8.6 Acres) need to have Selective Clearing/Grubbing with appropriate grading for ingress/egress for heavy equipment. Once completed, this joined property will require a Topographical Soil Study Survey with Borings. This process will determine the exact design and placement of temporary facilities. Additionally, repairs and asphalt overlay are requested for access to a private Condominium Asphalt Road (550 LF Long x 18 FT Wide). This road will be used to gain entry to the property access/egress points within the 8.6 Acre JFL properties.

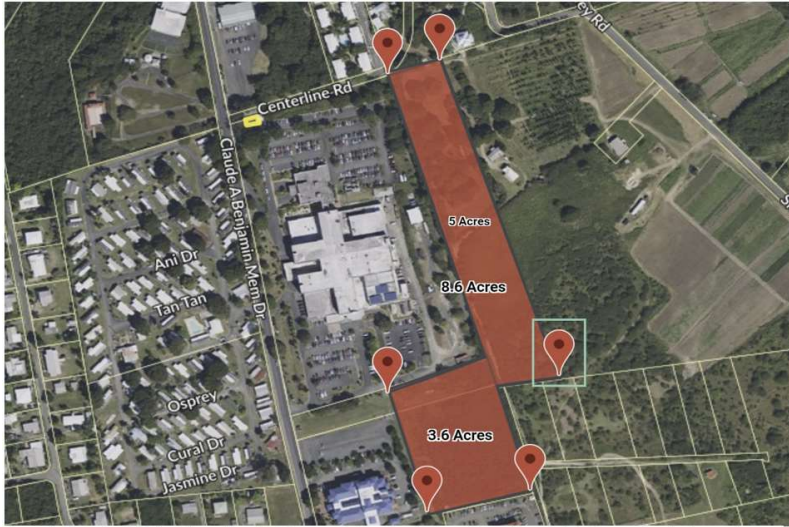


Figure 1: Figure 1: Adjoining Plots of Land 3.6 Acres to the South and 5 Acres East of Juan F. Luis Campus for clearing and grubbing. Boundary lines indicated by flags see green rectangular box.



ADDENDUM No. 1 – Scope of Work (SOW)

1 - Clearing and Grubbing Five (5) Acres Leased Land and 3.6 Acres JFL Purchased Property

JFL plans to contract for Clearing and Grubbing 5 Acres of leased property abutting east of the GJFL Hospital property and 3.6 Acres, recently purchased, south of Hospital parking lot. Clearing and grubbing is required in preparation for site soil surveys, borings, design and construction of temporary facilities to be placed on this property. It will eliminate vegetative cover within the full 8.6 Acre site shown in red, within Figure 1.

Contractor would:

- Perform Standard Clearing and Grubbing only within areas so designated in the Temporary Site Plans. This includes all sites where JFL Temporary Facilities will be constructed, including pipe culverts and other pipelines;
- Remove selected trees, brush, stumps and other protruding objects through the surface of the existing ground and excavated areas;
- Remove in all areas where excavation is to be performed, roots and other debris to a depth of 1 FT below the ground surface, including removal of all stumps, providing backfill/compaction at stump voids;
- May cut roots, etc., flush with the ground surface;
- Remove entirely undergrowth except in specific areas designated by an on-site Engineer;

- Remove any boulders found on the surface of the ground and if approved by the on-site Engineer, place boulders in piles for removal or relocation;
- Dispose of trees, stumps, brush, roots, and other vegetative material, resulting from clearing and grubbing, to the applicable disposal location;
- Expedited site survey/soil borings schedule is requested to meet Temporary Hardened Structure Hospital opening; and
- Provide the required temporary construction entrances with erosion control.

In summary: Mobilization, Clearing and Grubbing, grading of ingress/egress points/Removal and Disposal of Materials, and Demobilization.

2 – As-built and Topographical Survey / Soil Study with Soil Borings

- Topographical survey on 8.6 Acres of purchased and leased GJFL property
- Soil study to move temporary utilities facilities – 8 Borings

3 – Repairs and Overlay to 550 LF Long x 18 FT Wide Asphalt Road (17.735063,-64.752532 to 17.735468,-64.751161)

A private condominium homeowners association owns a road abutting north of the JFL Temporary Hospital. This access road is needed for ingress/egress of JFL vehicles and construction equipment to the 8.6 Acre site. As a condition to share the road, it is proposed to patch and overlay (resurface) the 550 LF Long x 18 FT Wide Asphalt Road.

Contractor would:

- Mobilization
- Road Reconditioning (Patching of Roadway)
- Two (2) IN Asphalt Concrete Pavement Overlay to 550 LF Long x 18 FT Wide Road
- Tack Coat Grade RS-1 to 550 LF Long x 18 FT Wide Road

In Summary: Mobilization, Clearing and Grubbing, Removal and Disposal of Materials, and Demobilization.

The Coastal Zone Management Act of 1972 requires that federal actions, within and outside the coastal zone, which have reasonably foreseeable effects on any coastal use (land or water), or natural resource of the coastal zone be consistent with the enforceable policies of a state's federally approved coastal management program. The JFL Interim Hospital and Support Utility Systems Project ADDENDUM 1. as proposed, will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the U.S. Virgin Islands' CZM Program. This federal consistency determination demonstrates the JFL Interim Hospital project's compliance with the U.S. Virgin Islands' CZM Program.

The following policies are set forth in the U.S. Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903(b)]. The proposed JFL Interim Hospital Project ADDENDUM No. 1. meets each of the basic goals of the USVI for its coastal zone as follows:

USVI Code Title Twelve Conservation, Chapter 21 § 903 (b)

(1) Protect, maintain, preserve and, where feasible, enhance and restore, the overall quality of the environment in the coastal zone, the natural and man-made resources therein, and the scenic and historic resources of the coastal zone for the benefit of residents of and visitors of the United States Virgin Islands.

- Best Management Practices (BMPs) such as silt fencing and other erosion control measures will be implemented throughout the execution of the project to mitigate stormwater run-off.

(2) Promote economic development and growth in the coastal zone and consider the need for development of greater than territorial concern by managing: (1) the impacts of human activity and (2) the use and development of renewable and nonrenewable resources so as to maintain and enhance the long-term productivity of the coastal environment.

- This project promotes the economic development and growth in the coastal zone by stabilizing the only hospital system on the island of St. Croix, Virgin Islands. Further, it will provide for the reliable and efficient delivery of hospital healthcare services on the island of St. Croix, which are critically needed.

(3) Assure priority for coastal-dependent development over other development in the coastal zone by reserving areas suitable for commercial uses including hotels and related facilities, industrial uses including port and marine facilities, and recreation use.

- The project supports 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 and is therefore consistent with this policy.

(4) Assure the orderly, balanced utilization and conservation of the resources of the coastal zone, taking into account the social and economic needs of the residents of the United States Virgin Islands.

- The project will include Clearing and Grubbing 5 Acres of leased property abutting east of the JFL Hospital property and 3.6 Acres, recently purchased, south of Hospital parking lot. Clearing and grubbing is required in preparation for site soil surveys, borings, design and construction of temporary facilities to be placed on this property. It will eliminate vegetative cover within the full 8.6 Acre site. The JFL Hospital is the only hospital on the island of St. Croix. The JFL Interim Hospital Project is critical to meeting the economic and social needs of residents of the island of St. Croix.

5) Preserve, protect and maintain the trust lands and other submerged and filled lands of the United States Virgin Islands so as to promote the general welfare of the people of the United States Virgin Islands.

- The proposed project will not impact trust lands or other submerged or filled lands of the U.S. Virgin Islands.

(6) Preserve what has been a tradition and protect what has become a right of the public by insuring that the public, individually and collectively, has and shall continue to have the right to use and enjoy the shorelines and to maximize public access to and along the shorelines consistent with constitutionally-protected rights of private property owners.

- The proposed project will in no way affect public access to, or use of, the shoreline. The project is located well inland.

(7) Promote and provide affordable and diverse public recreational opportunities in the coastal zone for all residents of the United States Virgin Islands through acquisition, development and restoration of areas consistent with sound resource conservation principles.

- The proposed project will not affect public recreational opportunities in the coastal zone.

(8) Conserve ecologically significant resource areas for their contribution to marine productivity and value as wildlife habitats, and preserve the function and integrity of reefs, marine meadows, salt ponds, mangroves and other significant natural areas.

- The project will utilize BMPs to mitigate soil erosion and stormwater runoff. Further, all applicable permits will be obtained and there will be strict compliance with all permit conditions, to include but not limited to, protecting adjacent habitats.

(9) Maintain or increase coastal water quality through control of erosion, sedimentation, runoff, siltation and sewage discharge.

(10) An assessment relating to the probable effects of the proposed activity and its associated facilities on the VICZMP.

ADDENDUM No. 1 of the JFL Interim Hospital Project as designed, will maintain coastal water quality through control of erosion, sedimentation, runoff, and siltation and therefore is consistent with the policy set forth in the USVI Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903 (b)].

ADDENDUM No. 1 of the JFL Interim Hospital Project, as designed, protects, maintains, preserves, and enhances the overall quality of the environment in the coastal zone, the natural and man-made resources therein, and the scenic and historic resources of the coastal zone for the benefit of residents of and visitors of the USVI. It is therefore consistent with the V.I. Coastal Zone Management Program Policy.

The project will have no long-term change on sedimentation or erosion and will not result in the creation of wastewater. As necessary, the project will implement sedimentation and erosion control BMPs to prevent loss of sediment from the project site.

Sincerely,

Daryl Smalls, P.E.
Executive Director
Hospital Redevelopment Corp.

PC: Dyma Williams, JFL
Yvonne Thomas, JFL
Agyei Gregory, HRC
Sheniece Rouse, ODR