FEDERAL CONSISTENCY REQUEST

GOVERNMENT OF THE VIRGIN ISLANDS
BUREAU OF MOTOR VEHICLES
BUILDING DEMOLITION
ST. THOMAS, U.S. VIRGIN ISLANDS

Honorable Commissioner Derek Gabriel
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF PUBLIC WORKS
8244 SUBBASE
ST. THOMAS, VIRGIN ISLANDS 00802

FOR

Honorable Director Barbara E. Jackson-McIntosh
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
BUREAU OF MOTOR VEHICLES
PATRICK SWEENEY HEADQUARTERS
RR-01 BOX 10065
ST. CROIX, V.I. 00850-9705
Demolition of the Bureau of Motor Vehicles Office Building in St. Thomas
Including the Exterior Pedestrian Canopy, Fencing, Foundations, and All Underground Utilities
Project Scope of Work Summary

The proposed building demolition project is located on southwestern side of the island of St. Thomas at 8101 Sub-Base #72. The buildings sit on a 1-acre plot of land. The plot is in CZM Tier 1. The proposed project scope of work consists of the complete demolition and removal of the commercial structures on the Bureau of Motor Vehicles site including its associated components, supporting concrete enclosures, and their foundations.

A Pre-Application Meeting for Federal Consistency Determination for the demolition and rebuild of the site was held on July 1, 2021. The scope of work for the project has changed to demolition only. The project generally includes the following work written below and noted in the attached demolition drawings.

i. Demolition of one (1) main building, two (2) annex buildings, one (1) used oil tank and containment walls, and all associated building components at its headquarters in the Sub-Base area. Demolition shall include hazardous materials removal in accordance with all governing laws and regulations. The total demolition area covers approximately 5070 square feet of the plot.

ii. After demolition, the site shall be graded and gravel filled (mixed aggregate compactable fill) in the excavated areas and compacted.

Environmental Impacts

Climate/Weather
The site during and after the proposed demolition of the existing buildings will have minimal affect from climate or weather. During demolition, rainfall will influence the open areas created by the demolition of the existing building and foundations. Sedimentation and erosion controls will be implemented to ensure rainfall will not impact the nearby drainage way during demolition.

Landform Geology, Soils and Historic Land Use
The proposed demolition of the buildings will be in areas that have already been disturbed. After demolition, the site shall be graded and gravel filled (mixed aggregate compactable fill) in the excavated areas and compacted. Topsoil and seeds with native grasses will be provided. The remaining surface area of the site will remain the same, a paved parking lot.

Drainage, Erosion Control, and Maintenance
The proposed project will have minimal impact on the drainage, flooding, and erosion during demolition and no additional impact on the drainage, flooding, and erosion after demolition.
Drainage Patterns
The proposed project will have no additional impact on existing drainage patterns once the overall demolition has been completed. After demolition, the site shall be graded, and gravel filled (mixed aggregate compactable fill) in the excavated areas and compacted. Topsoil and seeds with native grasses will be provided. The disturbed areas will be graded for positive drainage to existing catch basins. There are two (2) catch basins on sites (see attached site plan for location).

Coastal Floodplain
The plot of land for the proposed demolition falls within the FEMA Flood Zone AO. Sediment and erosion controls will be implemented in this area and any materials that need to be stockpiled overnight will be properly stored so as not to be susceptible to runoff. A FEMA Firmette 7800000025G is provided in this request to reference for additional information.

Fresh Water Resources
The proposed demolition of the buildings will have no impact on freshwater resources. No freshwater ponds or streams occur within the project footprint.

Oceanography
The proposed project occurs well inland and will not be affected by sea storm events.

Marine Resources
The property is located entirely inland and will have no direct impact on the marine environment.

Terrestrial Resources
The proposed project will occur within previously developed areas. No natural terrestrial resources or any native flora or fauna will be impacted during the demolition of the existing buildings.

Wetlands
The project will have no impact on wetlands, as there are no wetlands in, or adjacent to, the proposed project site.

Rare and Endangered Species
No endangered or threatened species or endangered species habitat exist within proposed project site.
Air Quality
There will be minor increases in emissions during the demolition phase of the existing buildings due to the use of construction equipment that will create combustion engine exhaust. Upon project completion, air quality will return to pre-construction conditions.

IMPACT ON MAN’S ENVIRONMENT

Land and Water Use Plans
The project site is zoned Public (P) which complies with the current Coastal Land and Water Use Plan. After the proposed demolition of the buildings, the site will remain vacant and available for construction of future public building(s).

Visual Impacts
Although a new facility will not immediately be constructed at the site, the proposed demolition project will remove the existing buildings that were destroyed by Hurricane Maria. As a result, this project will have a positive impact on the existing site conditions.

Historical and Archaeological Resources
The proposed project only involves areas that have already been developed and will have no impact on any known historical or archaeological resources.

Waste Disposal and Accidental Spills
The Virgin Islands Waste Management Authority has specific guidelines and criteria for accepting construction debris. Demolition waste will be disposed of in accordance with all governing laws and regulations. Testing and Abatement work shall be done by a licensed Lead and Asbestos Abatement Contractor. The handling and disposal of any hazardous materials, such as the used oil from the motor pool area, shall be done in strict accordance with all governing laws and regulations. The equipment will be kept in good operating condition during the proposed project timeline and its refueling on site will be kept to a minimum.
COASTAL CONSISTENCY

The proposed building demolition project consists of a total demolition area of approximately 5070 square feet on a 1-acre plot of land located in CZM Tier 1 on the island of St. Thomas at 8101 Sub-Base #72. The demolition of the buildings has a negligible potential of impacting environmental resources, or ambient water quality during construction. As necessary, sedimentation and erosion control measures will be implemented during construction to ensure that no environmental impacts occur. The proposed project occurs only within previously disturbed areas and excavation of historical or cultural resources is not anticipated. Project activities will stop if historic remains or resources are encountered, and SHPO will be contacted to determine the best course of action.

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 proposed building demolition project will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the U.S. Virgin Islands’ Coastal Zone Management (CZM) Program. This federal consistency determination demonstrates the building demolition 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 building demolition project meets each of the basic goals of the USVI for its coastal zone. Additional details are 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 USVI.

- The proposed demolition of the buildings will remove the existing structures that were damaged by Hurricane Maria. The project will impact only previously disturbed areas, including the existing foundations. The project will not impact any natural resources and will improve the visual image of the site at Bureau of Motor Vehicles. This project is located outside the coastal area and is therefore consistent with this policy.

(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.

- The proposed demolition project will have no impact on the economic development and growth in the coastal zone.
(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, 15 industrial uses including port and marine facilities, and recreation uses.  
  - The proposed demolition project involves the complete removal of the existing buildings at the site. This project is located outside the coastal area 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 USVI.  
  - The proposed demolition project will impact only previously disturbed areas associated with the removal of the existing buildings, including the existing foundations. The vacant lot will negatively impact the social and economic needs of USVI residents for the immediate area. However, when a new facility is constructed, it will enhance the social and economic needs of the USVI residents for the area.

5) Preserve, protect, and maintain the trust lands and other submerged and filled lands of the USVI so as to promote the general welfare of the people of the USVI.  
  - The proposed demolition project will not impact trust lands or other submerged or filled lands of the United States Virgin Islands.

(6) Preserve what has been a tradition and protect what has become a right of the public by ensuring 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 demolition project will in not affect public access to, or use of, the shoreline. This demolition project is located well inland.

(7) Promote and provide affordable and diverse public recreational opportunities in the coastal zone for all residents of the USVI through acquisition, development, and restoration of areas consistent with sound resource conservation principles.  
  - The proposed demolition 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 proposed demolition project will impact only previously disturbed areas associated with the removal of the existing buildings, including the existing foundations. The project
will have no impact on natural resources and will utilize best management practices (BMPs) to minimize areas of disturbance, thereby protecting adjacent habitats.

(9) Maintain or increase coastal water quality through control of erosion, sedimentation, runoff, siltation, and sewage discharge.
- The proposed demolition project will have minimal long-term change on sedimentation or erosion and will not result in the creation of wastewater. After demolition, the site shall be graded, and gravel filled (mixed aggregate compactable fill) in the excavated areas and compacted. Topsoil and seeds with native grasses will be provided. The disturbed areas will be graded for positive drainage to existing catch basins. There are two (2) catch basins on sites (see attached site plan for location).
Legend:
A1  Office Area (4,260 SF)
A2  Carpool and Shop Area (2,140 SF)
B   Vehicle Inspection (1,000 SF)
C   Storage (800 SF)
D   Used Oil Containment for Shop Area (150 SF)
E   Storage Trailer (240 SF)
F   Storage Trailer (480 SF)
G   Generator
T1  Temporary Trailer #1
T2  Temporary Trailer #2

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Temporary Construction Fencing
Existing Fencing
Post Demolition Fencing
Elevation View – Facing South

Scale: NTS
Date: 12-06-21
Elevation View – Facing Northeast

Scale: NTS
Date: 12-06-21

D6
Notes:

1. The demolition drawings provide general location for the building components required for demolition. The Contractor is responsible for the review and determination of their scope of work for the complete demolition of the building whether specifically described in these drawings or not.
2. Demolition shall be executed in a manner to ensure the safety of Contractors, property, and the community during the project.
3. Material having salvage value shall become the property of the Owner. All other material and debris resulting from the demolition work shall become the property of the Contractor and shall be removed from the premises by the Contractor and disposed of in a legal and safe manner. Salvage material shall be transported to a storage facility identified by the Owner.
4. Demolish the entire building structure and its components where identified in the Site Plan. Utilities shall be demolished up to a reasonable connection for the construction of the replacement building. Demolition of the utilities (plumbing, power, IT, cable, etc.) shall be executed by licensed, competent contractors. The Contractor is responsible for coordinating the shut off the utilities and set up of their temporary utilities to execute the project.
5. The structures and associated components shall be demolished, and all debris removed from the site and legally disposed. Disposal at the landfill requires concrete reduced to maximum 3” diameter pieces.
6. All applicable permits to complete the project must be submitted and local laws and regulation must be followed.
7. The Contractor shall execute all work in accordance with the Government of the Virgin Islands specifications and best industry practices. Conflicts between the project specifications and industry practices exist, the Contractor shall bring it to the attention of the Owner with a suggested resolution.
8. The building was constructed in the late 1950s and may contain hazardous materials. The contractor is responsible for testing suspected materials. All hazardous materials shall be removed and disposed of by an approved mitigation specialist per the applicable federal and local rules and regulations.
9. The demolition of the shop area includes the demolition of the used oil storage tank, its contents, and its concrete containment wall. For this project, the disposal of the used oil material is not covered by the hazardous material allowance. The contractor is responsible for coordination of the legal disposal of the used oil.
Legend:

- Existing Buildings
- Water and Power Connection Area
- Sewer Manhole
- Existing Catch Basin
- Concrete Swale

Government of the Virgin Islands
BMV Demolition

Site Plan

Scale: NTS
Date: 02-24-22

C1
Notes:

1. This site plan provides general location for the utilities on site. The Contractor is responsible for the review and determination of their scope of work for the complete demolition of the utilities whether specifically described in these drawings or not.

2. Demolition of utilities shall be executed in a manner to ensure the safety of Contractors, property, and the community during the project.

3. Demolish the entire building structure and its components where identified in the Site Plan. Utilities shall be demolished up to a reasonable connection for the construction of the replacement building. Demolition of the utilities (plumbing, power, IT, cable, etc.) shall be executed by licensed, competent contractors. The Contractor is responsible for coordinating the shut off the utilities and set up of their temporary utilities to execute the project.

4. All applicable permits to complete the project must be submitted and local laws and regulation must be followed.

5. The Contractor shall execute all work in accordance with the Government of the Virgin Islands specifications and best industry practices. Conflicts between the project specifications and industry practices exist, the Contractor shall bring it to the attention of the Owner with a suggested resolution.
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Geometry updated 06/2018
Data updated 06/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.