



Racquel Berry-Benjamin
Commissioner
GOVERNMENT OF THE VIRGIN ISLANDS
DEPARTMENT OF
EDUCATION



St. Thomas: 1834 Kongens Gade, Charlotte Amalie
St. Thomas, U.S. Virgin Islands 00802-6746
St. Croix: 2133 Hospital Street, Christiansted
St. Croix, U.S. Virgin Islands 00820-4665
Tel: (340) 774-0100
racquel.berry@vide.vi
www.vide.vi

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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: 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 Virgin Islands Department of Education (VIDE) hereby requests your permission to undertake the FEMA funded project – **Charlotte Amalie High School (CAHS) Re-Construction Project**. The Charlotte Amalie High School is located at 8 & 9, Alton Adams Sr. Dr., Charlotte Amalie, St. Thomas, USVI 00802 (*Parcel Number 1-05402-1202-00*).

The Charlotte Amalie High School was damaged during the 2017 Hurricane Irma and Maria events and was deemed unsafe for students and faculty. The Charlotte Amalie High School has been assessed and approved for replacement by FEMA. There is a demolition stage which is the precursor to the reconstruction of the new Charlotte Amalie High School.

The VIDE 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 and Regs Title 12, Subchapter 904, section 904-8. This project may include the security fencing, traffic control, dust control, demolition, minimal ground disturbance, asbestos abatement, air monitoring, SHPO consulting services, archeological monitoring and site grading, on various sites of the CAHS Campus. The various projects were outlined in the PowerPoint presentation during a May 25, 2021, pre-application meeting.

The subject project 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 storm water 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 VIDE to obtain all applicable permits from the Department of Planning & Natural Resources (DPNR), there will be strict compliance to all permit terms and requirements. 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.”

FEMA Project Worksheet #: 1308

GPS Coordinates: 18.3420N, 64.9196W

Project Description:

The design of the CAHS campus works to tie together the everyday experience of the students and faculty with the undertones of the culture that is always present within St. Thomas. The site is located at the base of the mountains overlooking Long Bay with views to downtown of Charlotte Amalie and the surrounding islands. The site slopes over 100 feet from the North-West side abutting the mountains to the low point adjacent to Alton Adams Sr Drive, parallel to the harbor to the South.

This large change in elevation drew inspiration to create the Carnival, which forms the campus spine consisting of meandering spaces cascading down through the center of the campus. This spine celebrates opportunities for learning while also taking advantage of the views.

The central Carnival is the driving factor for the careful placement of the buildings on the site. The Academic Forts flank the west side of the Carnival while the community buildings such as the Marketplace, Sports Arena and Center for Culture and Performing Arts reinforce the eastern edge. In addition to existing topography considerations, trade winds and solar exposure played a significant role in the formation of the campus design.

The Charlotte Amalie High School will consist of six (6) buildings, along with regulation and lane running track with a full sized football field with a soccer overlay. The central courtyard “Carnival” will contain exterior seating and sloped walkway access to buildings. The plan also calls for tiered outdoor learning classrooms for thirty (30) students.

Throughout the buildings, courtyard areas are designated to allow for a smooth transition between the interior and exterior of the campus and provide opportunities for impromptu social and educational encounters. These areas provide a more intimate experience appropriate for some outdoor learning opportunities. They speak to the climate of St. Thomas by providing shaded opportunities for students and teachers to comfortably gather, while also bridging the gap into the conditioned spaces.

The gross square footage of the project is 239,460 sq. ft. The number of individual buildings will be reduced and will not exceed the current maximum height of three (3) stories.

Charlotte Amalie High School Planning Program:

Program Area:

- 1.0 Administration
- 2.0 Core Academics
- 3.0 Elective Spaces
- 4.0 Media Center
- 5.0 Multi-Purpose Area
- 6.0 Special Education Department (SPED)
- 7.0 Food Service
- 8.0 Physical Education
- 9.0 Building Support

1.0 Administration

1.1 Administration Offices

- a. Main School Lobby
- b. Open Office Space
- c. Principal's Secretary Office
- d. Principal Office
- e. Principal's Conference Room
- f. Conference Room
- g. Workroom
- h. Break Room
- i. SRO Office
- j. Monitor's Office
- k. ISS Room
- l. ISS Restroom
- m. Toilet
- n. Book Room
- o. Security (Technology) Room
- p. IT Office
- q. Mother's Room
- r. Parent Center
- s. Family Restroom

1.2 & 1.3 Counselor's Suites I & II

- a. Waiting Area
- b. Counselor's Office
- c. Clerk Office
- d. Registrar's Office
- e. Vault/Records Room
- f. Conference Room
- g. Storage Room
- h. Electrical
- i. IDF

1.4 Health Clinic

- a. Waiting Area
- b. Treatment/Cot Area
- c. Nurse Office
- d. Exam Room
- e. Storage Room
- f. Rest Room

2.0 Core Academic

2.1 Learning Suites

- a. Learning Suites – Classrooms – 6
- b. Learning Suites – Lab 4
- c. Chem Prep Room
- a. Flex Studio
- b. Open Collaboration Space/Maker Space
- c. Small Group Instruction
- d. Teacher Planning
- e. Learning Suite Storage
- f. Student Restrooms
- g. Family Restroom
- h. Staff Restroom

- i. Custodial Closet
- j. Assistant Principal Office
- k. Electrical
- l. IDF
- m. Outdoor Learning Space
- n. Covered Outdoor Learning Space

3.0 Elective Spaces

3.1 Fine Arts

- a. Multi Purpose Room
- b. Outdoor & White Box Storage
- c. Broadcast/Media Classroom
- d. Broadcast Studio
- e. Broadcast Control Room
- f. Auditorium
- g. Stage
- h. Makeup/Green Room
- i. Costume Storage
- j. Women’s Dressing Room
- k. Men’s Dressing Room
- l. Audience Restrooms
- m. Concessions
- n. Band Room
- o. Choir Room/Dance Studio
 - a. Costume Storage
- p. Piano Studio
 - a. Instrument Storage
 - b. Band Booster Storage
 - c. Practice Room
 - d. Shared Ensemble Room
 - e. Band Office
 - f. Choir Office
 - g. Piano Storage
 - h. Shared Music Library
 - i. Shared Costume/Robe Storage
- q. 2D Art Room
 - a. 2D Art Storage
- r. 3D Art Room
 - a. 3D Art Storage
 - b. Kiln

3.2 CTE

- a. Low Intensity Labs
- b. High Intensity Labs

3.3 JROTC

- a. JROTC Classroom
- b. JROTC Armory
- c. JROTC Uniform Storage
- d. JROTC Office
- e. JROTC Dressing Room
- f. Outdoor Drill Space

4.0 Media Center

4.1 Media Center

- a. Media Center
- b. Conference Room
- c. Production/Publication/Print Space
- d. Study Room
- e. IT Help Desk
- f. Book/Supply Storage
- g. Office
- h. Staff Restroom
- i. Student Restroom
- j. Workroom(w/sink)

5.0 Multi-Purpose Area

5.1 Media Purpose

- a. Flex Lab
- b. Flex Classrooms
- c. Medium Group Rooms
- d. Small Group Rooms
- e. Digital Maker Space
 - a. Digital Maker Space Storage
 - b. Audio/Recording Space
- f. Career Center

6.0 Special Education Services

6.1 Special Education Services

- a. Self-Contained Classroom
- b. Shared Kitchenette
- c. Kitchenette Pantry
- d. Shared Laundry Room
- e. Shared Restroom
- f. Small SPED Classroom
 - a. Small SPED Classroom Storage
 - b. Small SPED Classroom Restroom

6.2 Special Education Support Suite

- a. SPED Clerk/Itinerant
- b. SPED Records Room
- c. SPED Chair Office
- d. SPED Office
- e. Conference Room

7.0 Food Service

7.1 Food Service

- a. Cafeteria
- b. Outdoor Eating Area
- c. Cafeteria Restrooms
- d. Serving Area
- e. Servery Storage
- f. Servery Custodial
- g. Grab & Go Serving Area

- h. Kitchen
 - a. Office(w/restroom)
 - b. Dishwashing Room
 - c. Dry Storage
 - d. Cooler/Freezer
 - e. Restroom/Lockers
- i. Kitchen Receiving

8.0 Physical Education

8.1 Physical Education

- a. General Athletics Storage
- b. Shared Weight Room
- c. Training Room
- d. Laundry Room

Competition Gym

- a. Concessions
- b. Spectator Restroom
- c. Spectator Family Restroom
- d. PE Storage
- e. General Athletics Storage
- f. Women's Locker Room
 - a. Women's Shower/Restroom
- g. Women's Coaches Office
 - a. Women's Coaches Restroom
- h. Men's Locker Room
 - a. Men's Shower/Restroom
- i. Men's Coaches Office
 - a. Men's Coaches Restroom

8.2 Concessions & Storage

- a. Concessions
 - a. Custodial Room
 - b. Tickets/Store
 - c. Pantry
- b. Storage
- c. Public Restrooms
- d. Public Family Restroom
- e. Cooler Wash Area
- f. Officials Locker Room
 - a. Officials Restroom
- g. Field Storage

9.0 Building Support

9.1 Maintenance & Custodial

- a. Maintenance Receiving
- b. Equipment Storage
- c. Custodial Storage
- d. Outsource Custodial Storage
- e. Water Heater Room
- f. Office

- g. Break Room
 - a. Restroom
- h. Maintenance Room

10.0 Building Support

10.1 Site

- a. Parking
- b. Staff and Visitor Parking
- c. Field with Track



Thank you for your careful consideration of this request. Your approval and support of this matter is greatly appreciated.

If you have any questions or concerns, please contact the Chaneel Callwood, Architect New Schools at chaneel.callwood@vide.vi or 340.774.0100 ext. 8107.

Best regards,

Racquel Berry-Benjamin

Racquel Berry-Benjamin, Commissioner

_____ Approved _____ Disapproved

Date: _____

The Honorable Jean-Pierre L. Oriol
Commissioner