



April 5, 2024

Jean-Pierre L. Oriol, Commissioner  
Department of Planning and Natural Resources  
Charles W. Turnbull Regional Library  
4607 Tutu Park Mall  
St. Thomas, VI 00802

Re: Government Hospitals and Health Facilities Corporation(GHFFC) Request for Federal Consistency Determination for the Demolition and Reconstruction of the Gov. Juan F. Luis Hospital (JFLH)  
FEMA Grants Manager (GM)#: 90822  
FEMA Project Worksheet (PW)#: 1378  
FEMA Applicant ID#: 000-UAAZ9-01

Dear Commissioner Oriol:

On behalf of Mr. Darryl Smalls, Executive Director of the Territorial Hospital Redevelopment Team (THRT) under the Government Hospitals and Health Facilities Corporation (GHHFC), Flad Architects respectfully requests a decision of Coastal Consistency for the Gov. Juan F. Luis Hospital (JFLH) project. Our submission aligns with the proposal submitted on December 1, 2023 and serves as a revision that focuses specifically on updating our drawings to **90% completion**. With that said, the GHFFC is proposing a phased approach to reconstructing the hospital, which includes the following:

1. Construction and opening of the JFL North Temporary Hospital (**subject to a separate CZM permit**).
2. Implementation of an enabling project to build temporary parking, storage, mechanical and utility infrastructure for the temporary hospital on a 5-acre leased land (**subject to a separate CZM permit**).
3. Complete demolition of the existing 3-story hospital, 2-story connector to the VICC, several support structures, site paving, roadways, and underground utilities.
4. Construction of the replacement hospital, central energy plant, underground utilities, and relocation of temporary services from the temporary hospital to the main hospital.
5. Removal of the temporary hospital and reconstruction of the surface parking (**subject to a separate CZM permit**).

The Gov. Juan F. Luis Hospital (JFLH) can be found at 4007 Estate Diamond Ruby in Christiansted, St. Croix, 00821. As a result of Hurricanes Irma and Maria in 2017, JFLH experienced significant structural damage and toxic mold caused by moisture infiltration, strong winds and enclosure failures. These events severely impacted the hospital's operations and its ability to provide services to clients residing on St. Croix and the surrounding area. In turn, JFLH was assessed and approved as a prudent replacement by FEMA.





The replacement hospital will be a state-of-the-art public health institution, designed to facilitate everyone in attaining their best possible health while also ensuring continued functionality in the face of a catastrophic event. It will be built to house the most needed services that are missing from the Island and fulfill critical healthcare needs. The new hospital will be comprised of patient and diagnostic care services such as Acute Care, ICU, Pediatrics, NICU, Behavioral Health, Women’s Center, Surgical Services, ED, and Imaging. Additionally, the hospital will be constructed with flexibility in mind, to accommodate the evolving healthcare needs of the community. Beyond being a medical institution, it will serve as a hub for civic and social activities, symbolizing and celebrating the local community and its history.

Preliminary information about the project underwent a thorough review during the CZM Pre-Application Meeting, which initially took place on January 20<sup>th</sup>, 2022, and was subsequently re-reviewed on December 8<sup>th</sup>, 2022. The demolition scope incorporates various best management practices to ensure environmental responsibility. These practices include measures like sock drain inlet protection, sediment settling basin, grading and soil stabilization techniques, silt fencing, airborne debris reduction, and noise disturbance reduction. The specifics of this plan are documented in our JFL Demolition Package. Furthermore, the building planning, design, and site considerations have been integrated into the subsequent documents, the JFL Replacement Drawings (90%), JFL Preliminary Hydrology Study, and JFL Site Location Plan. These drawings account for important factors such as sizing of the 450,000 sf hospital, promoting an efficient organizational layout, optimal adjacency of different areas, and maintaining a smooth flow throughout.

The proposed Juan F. Luis Hospital demolition and reconstruction project is crucial for the incorporation of the restoration of comprehensive public health services in St. Croix and the surrounding area. By building a new facility, we aim to ensure a secure and dependable structure that upholds a high standard of care for the people of St. Croix, the JFLH team, and the broader community. Once complete, the new replacement hospital will be a resilient community-focused facility that serves as a beacon of stability, permanence and hope in times of crisis.

Attached please find a project summary and additional materials demonstrating the project’s progression and compliance with the U.S. Virgin Islands Coastal Zone Management Program. Thank you for your consideration of this request and please contact THRT Executive Director, Mr. Darryl Smalls, or myself with any questions or if additional information is required.

Sincerely,

Steven Jackson, LEED AP  
Principal-in-Charge  
Flad Architects





**Attachment(s):**

- JFLH Project Narrative
- JFLH Replacement Drawings (90%)
  - Vol 1 – General, Civil, Landscape, Structural
  - Vol 2 – Architectural Plans, Envelope
  - Vol 3 – Architectural Interior Enlarged Plans, Schedules, Details
  - Vol 4 – Medical Equipment, Plans, Food Service, Signage, Furniture
  - Vol 5 – Plumbing, Fire Protection
  - Vol 6 – Mechanical
  - Vol 7 – Electrical, Technology
  - Vol 8 – CEP
  - Vol 9 – Demolition
- JFLH Specs
  - Vol 1
  - Vol 2
  - Vol3
  - Vol 4
  - Vol 5
- JFLH Hydrology Report
- JFLH Biological Survey
- JFLH Site Location Plan

cc:

Mr. Darryl Smalls, THRT Executive Director  
Ms. Khrystal Armstrong, THRT Team Member  
Ms. Malika Felix, THRT Team Member  
Mr. Agyei Gregory, THRT Team Member  
Mr. Gerville Larsen, THRT Team Member  
Mr. Christopher Finch, THRT Board Member  
Mr. Doug Koch, JFLH CEO

