Federal Consistency Determination Presentation

St. Croix Educational Complex

St. Croix, US Virgin Islands

Meeting Purpose: Demonstrate the St. Croix Educational Complex project is consistent with the USVI Coastal Zone Policies within the Coastal Zone Management Act of 1978, 12 V.I.C 901, and request VIDPNR concurrence with this consistency determination.

Today's Agenda

- Project Introduction
  - St. Croix Educational Complex
- Existing Conditions Review
- Proposed Facility
  - St. Croix Architectural Considerations
- Community Considerations
- Next Steps

Dionne Wells-Hedrington, ED. D.
Commissioner
VI Department of Education
1834 Kongens Gade
St. Thomas, VI 00802

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Principal
Novus Architects Inc.
656 King Street
Charleston, SC 29403

Project Introduction

Our Mission

“Provide a safe and nurturing environment, high quality instruction, and continuous support so ALL students succeed in college and careers as citizens in a globally diverse world.”

PROPOSED SCOPE – SUMMARY

PROPOSED SCOPE

Building 1:
- Scope is limited to repairs and code required life-safety updates.

Buildings 2 and 3:
- Scoped for complete modernization. The modernization is intended bring the two existing buildings up to the same standards as new schools in the USVI.

CONSTRUCTION PHASES

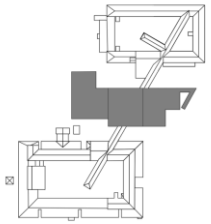
- Project phasing will be developed once CMAR has been selected.
- Hazardous Material Abatement
  - Lead paint in Building 3
- Selective Demolition and Stabilization
  - Removal of existing metal roof and purlins as required, walls where shown, all windows and doors, floor slabs required for structural improvements.
  - Removal of all mechanical, electrical and plumbing fixtures
  - Removal of loading docks , concrete sidewalks and steps to grade as required for new work
  - Existing pavement to be milled
- New Construction
  - Repair of Building 1
  - Repair and renovation of Buildings 2 and 3
  - New Construction
    - New parking
    - Building 2 Loading Dock
    - Building 3 footprint infill
    - Building 3 mechanical yard

BACKGROUND

- The initial task order was to provide A&E services to remediate damages to the St. Croix Educational Complex from the 2017 Hurricanes Irma and Maria. February 2024 at the request of the Virgin Island Department of Education the scope was amended to include “modernization” with the intention to renovate the High school to create parity with other high schools in the USVI Territory and in keeping with the VIDE master plan.

- The School serves as a critical part of the Virgin Islands community by providing academic learning and Career Technical Education to students in grades 9-12 and adult education programming within the community.

KEYPLAN

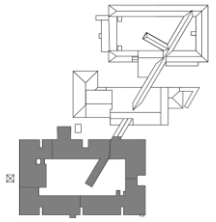


Play Fly-through

Student Entry and Commons

FLY-THROUGH

KEYPLAN



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Visitor Entry

FLY-THROUGH

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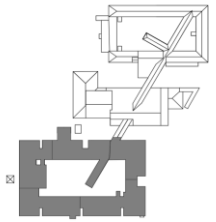

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Media Center

FLY-THROUGH

PROPERTY LOCATION/DETAILS

OWNER
- GVI

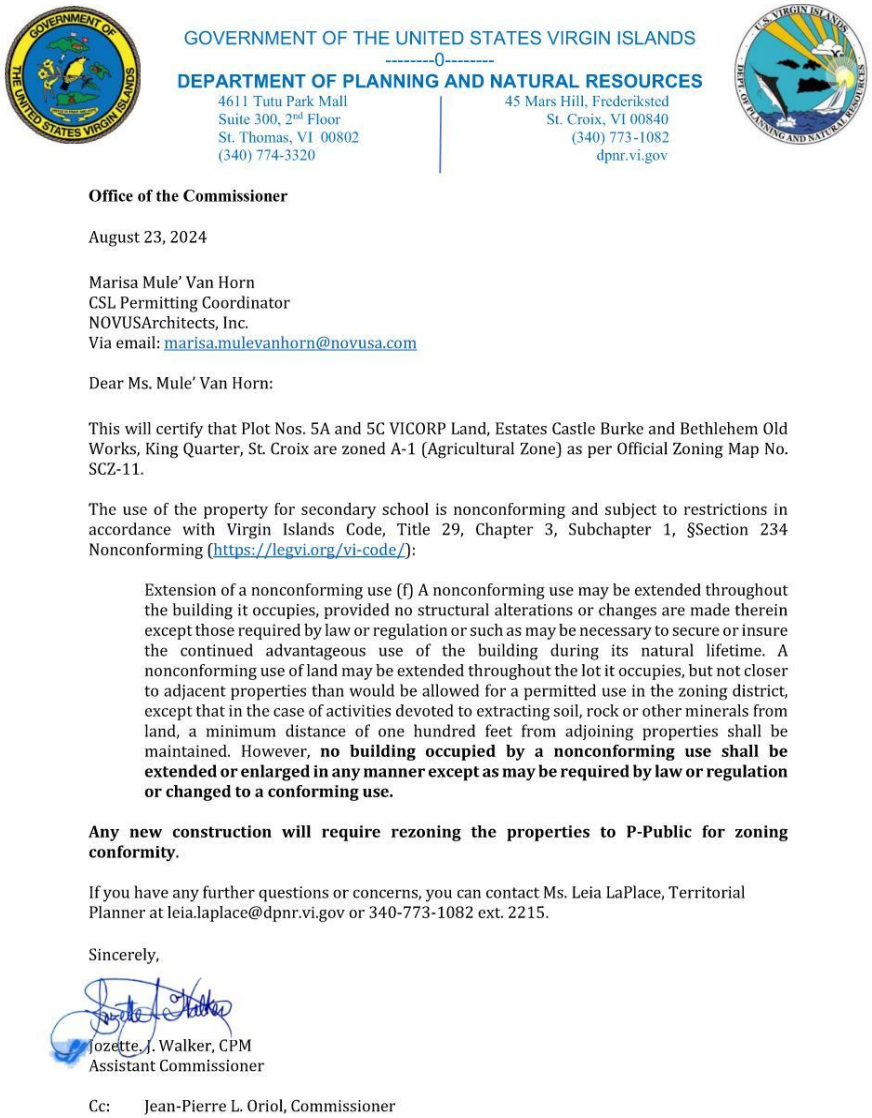
PROJECT LAT/LONG
- 17.72272, -64.79776

PROPERTY DESCRIPTION
- 5-A & 5-C
- VICORP Land, St. Croix, VI 00802
- 69 Acres

ZONING
- Current – A (Agricultural)

HISTORIC DISTRICT
- n/a

ZONING



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
--------0--------
DEPARTMENT OF PLANNING AND NATURAL RESOURCES

4611 Tutu Park Mall
Suite 300, 2nd Floor
St. Thomas, VI 00802
(340) 774-3320

45 Mars Hill, Frederiksted
St. Croix, VI 00840
(340) 773-1082
dpnr.vi.gov

Office of the Commissioner

August 23, 2024

Marisa Mule' Van Horn
CSL Permitting Coordinator
NOVUSArchitects, Inc.
Via email: marisa.mulevanhorn@novusa.com

Dear Ms. Mule' Van Horn:

This will certify that Plot Nos. 5A and 5C VICORP Land, Estates Castle Burke and Bethlehem Old Works, King Quarter, St. Croix are zoned A-1 (Agricultural Zone) as per Official Zoning Map No. SCZ-11.

The use of the property for secondary school is nonconforming and subject to restrictions in accordance with Virgin Islands Code, Title 29, Chapter 3, Subchapter 1, §Section 234 Nonconforming (https://legvi.org/vi-code/):

> Extension of a nonconforming use (f) A nonconforming use may be extended throughout the building it occupies, provided no structural alterations or changes are made therein except those required by law or regulation or such as may be necessary to secure or insure the continued advantageous use of the building during its natural lifetime. A nonconforming use of land may be extended throughout the lot it occupies, but not closer to adjacent properties than would be allowed for a permitted use in the zoning district, except that in the case of activities devoted to extracting soil, rock or other minerals from land, a minimum distance of one hundred feet from adjoining properties shall be maintained. However, **no building occupied by a nonconforming use shall be extended or enlarged in any manner except as may be required by law or regulation or changed to a conforming use.**

Any new construction will require rezoning the properties to P-Public for zoning conformity.

If you have any further questions or concerns, you can contact Ms. Leia LaPlace, Territorial Planner at leia.laplace@dpnr.vi.gov or 340-773-1082 ext. 2215.

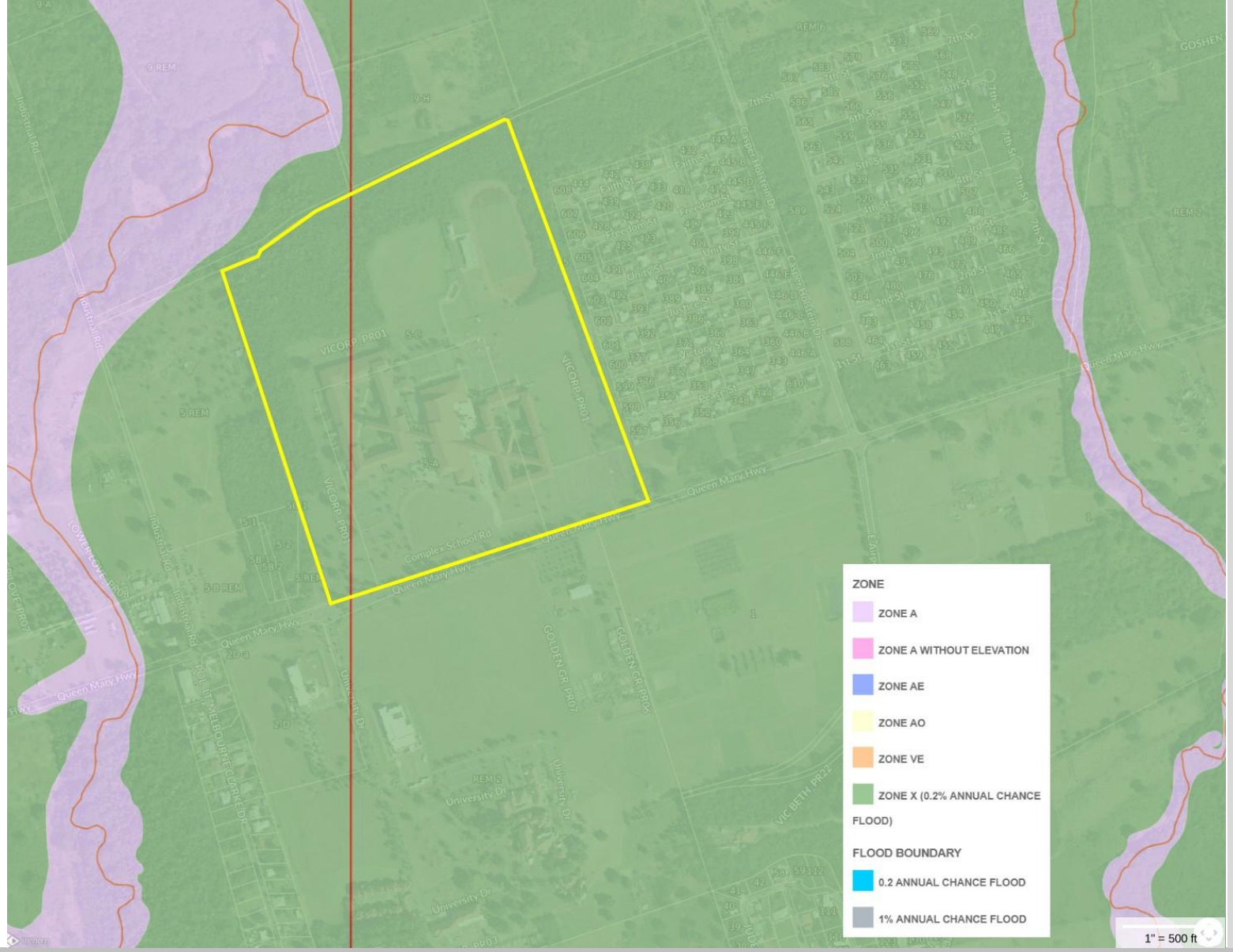
Sincerely,

Jozette J. Walker, CPM
Assistant Commissioner

Cc: Jean-Pierre L. Oriol, Commissioner

Current Zoning: A-1

- Renders the property for secondary school as a nonconforming use.
- A nonconforming use may be extended throughout the building provided no structural alterations or changes are made except those necessary to allow for the continued use of the building.
- No building occupied by a nonconforming use can be enlarged except as required by law or regulation.
- New construction will require rezoning the property to P-Public for zoning conformity.
  - VIDE is petitioning to rezone the property to P-Public for the long-term viability of the St. Croix Educational Complex.
  - Zoning Certification letter from DPNR is pending rezoning.



PROPERTY LOCATION/DETAILS

FLOODING / GUTS

- FEMA flood zone X
- No pre-existing flood conditions exist
- The site is not within a 100-year flood zone

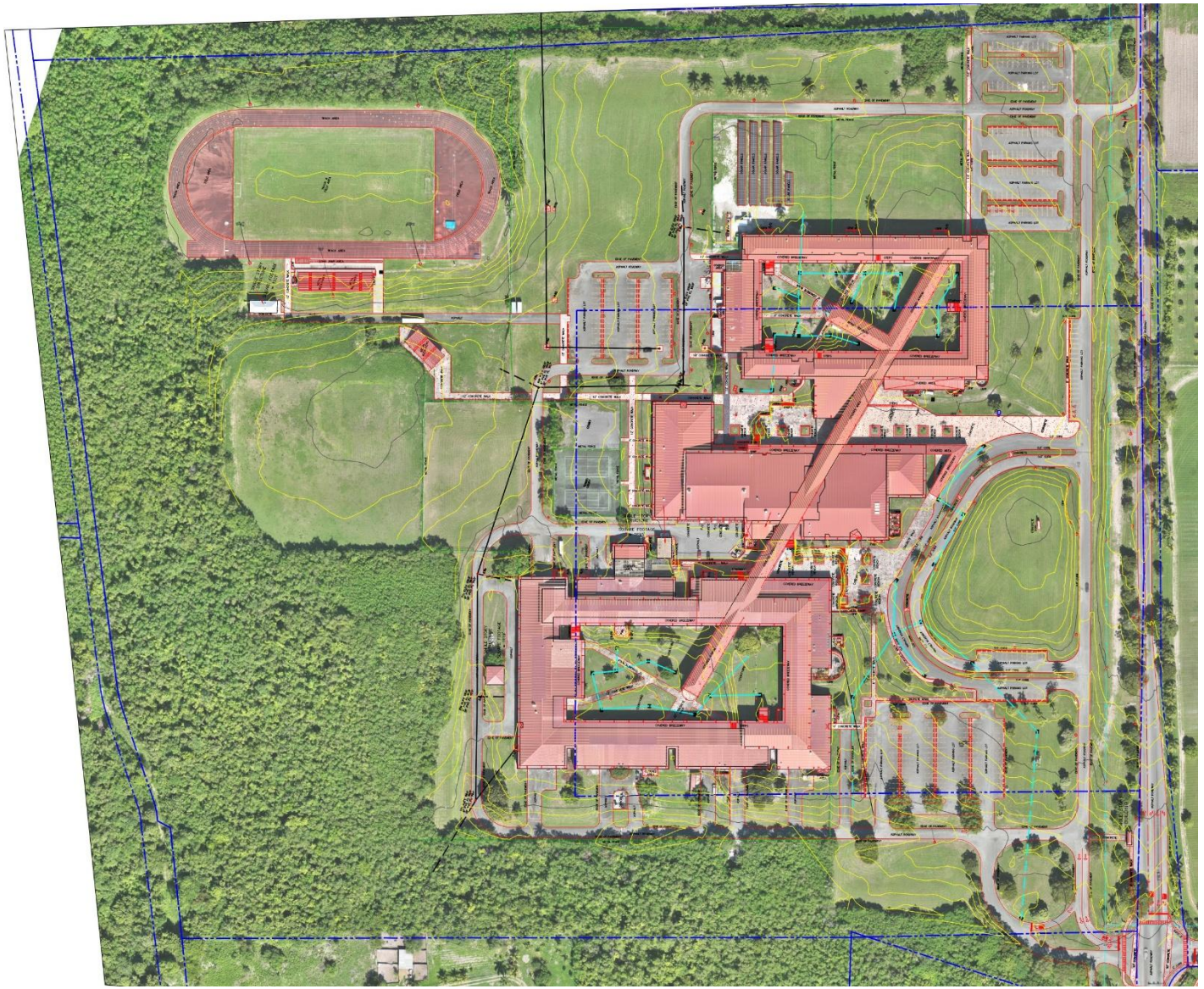
CULTURAL / HISTORICAL RESOURCES

- Previously Disturbed Site
- No Cultural/Historical Resources
- Cease Work and Report Resources

NO ENDANGERED PLANTS/ANIMALS

NO WETLANDS

CRITICAL FACILITY +2' ABOVE BASE FLOOD ELEVATION



PROPERTY LOCATION/DETAILS

PROPERTY ID

- 206405014300
- 5A & 5C VICORP LAND
- STX

OLG MAP No.

- 1625-E

BUILDINGS

- 3 EDUCATION
- 3 SUPPORT

SITE

- ASPHALT PARKING
- FOOTBALL & TRACK
- BASEBALL
- MUNICPAL WATER
- 3 CISTERNS
- UNDERGROUND POWER

Existing Conditions

EXISTING CONDITIONS

BUILDINGS

- Building 1 – 2 Story Building with Interior Courtyard – 73,000 SF
- Building 2 – 1 Story Building – 61,000 SF
- Building 3 – 2 Story Building with Interior Courtyard – 120,000 SF
- All buildings are connected by an exterior breezeway.

- Roof: Standing seam metal roof supported by cold-formed metal framing on steel trusses and beams.
- Floors: cast-in-place (CIP) concrete slabs and beams for exterior walkways, slab-on-metal deck on steel joists and beams for interior spaces.
- Vertical support: combination of CIP concrete columns and bearing walls consisting of reinforced concrete or masonry.

STRUCTURES AND SITE

- Roads: asphalt pavement
- Parking: 360 Spaces
- Underground Utilities

EXISTING CONDITIONS

CENTER ROAD ACCESS

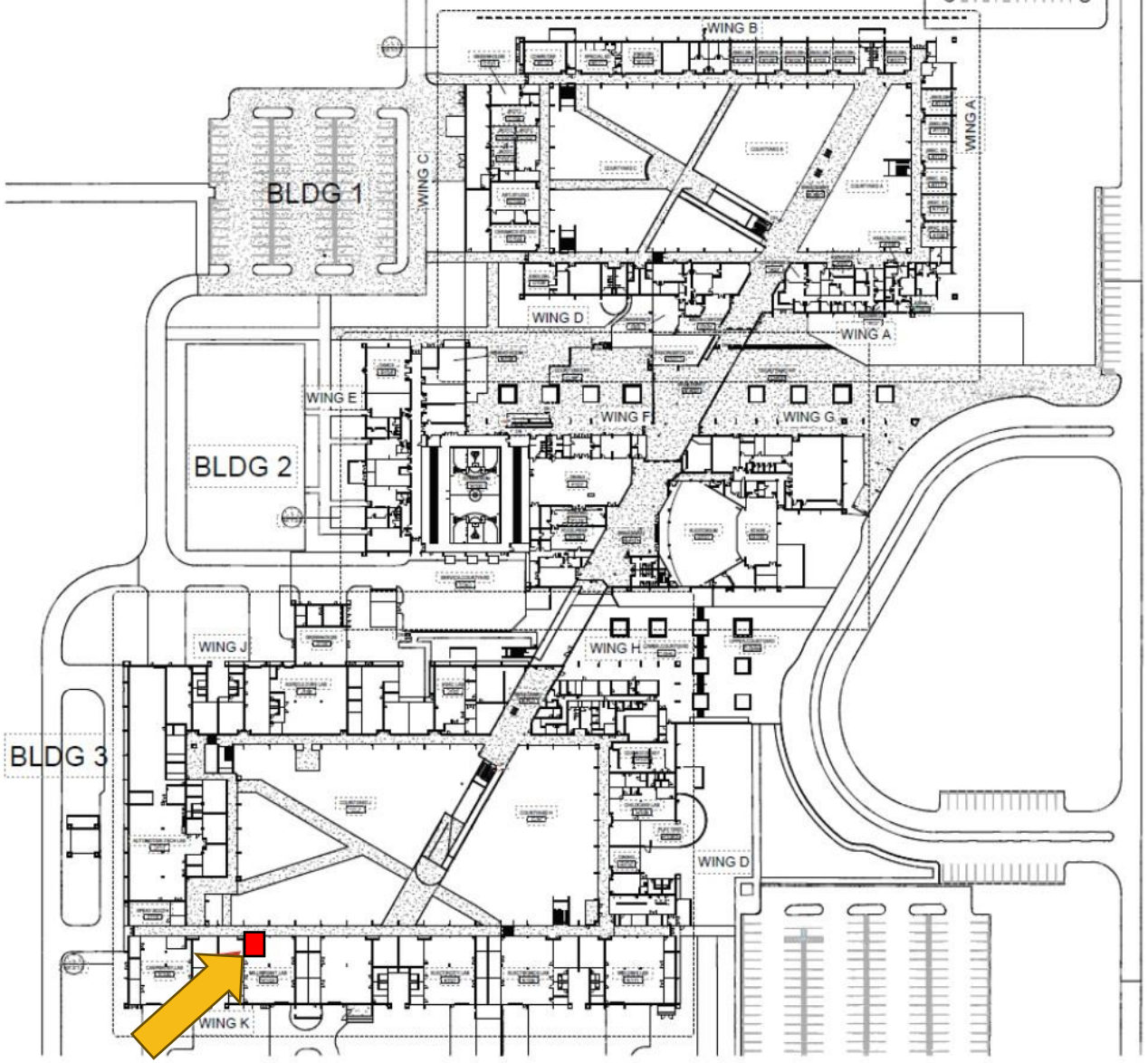
4 CAMPUS ENTRY

3 CENTER LINE ROAD

2 DROP-OFF CONNECTOR

1 CAMPUS EXIT

CAMPUS ACCESS



EXISTING CONDITIONS

HAZARDOUS MATERIALS

- Lead Paint confirmed in Building 3

Positive Lead-based Paint/Lead Dust – Wall or Window Sill

Area with No Access

Positive Lead-based Paint Location – Floor / Ceiling

Positive Lead Dust Wipe Location – Floor / Ceiling

EXISTING CONDITIONS

SOUTH FACING CAMPUS VIEW

EXISTING DROP-OFF

EXISTING MAIN ENTRY

EXISTING MAIN ENTRY COURTYARD

EXISTING MAIN ENTRY

- The existing main entry is between buildings 1 and 2.

EXISTING CONDITIONS

EXISTING ENTRY DROP-OFF

EXISTING BUILDING 2 BREEZEWAY VIEWS

PROPOSED NEW ENTRY LOCATION

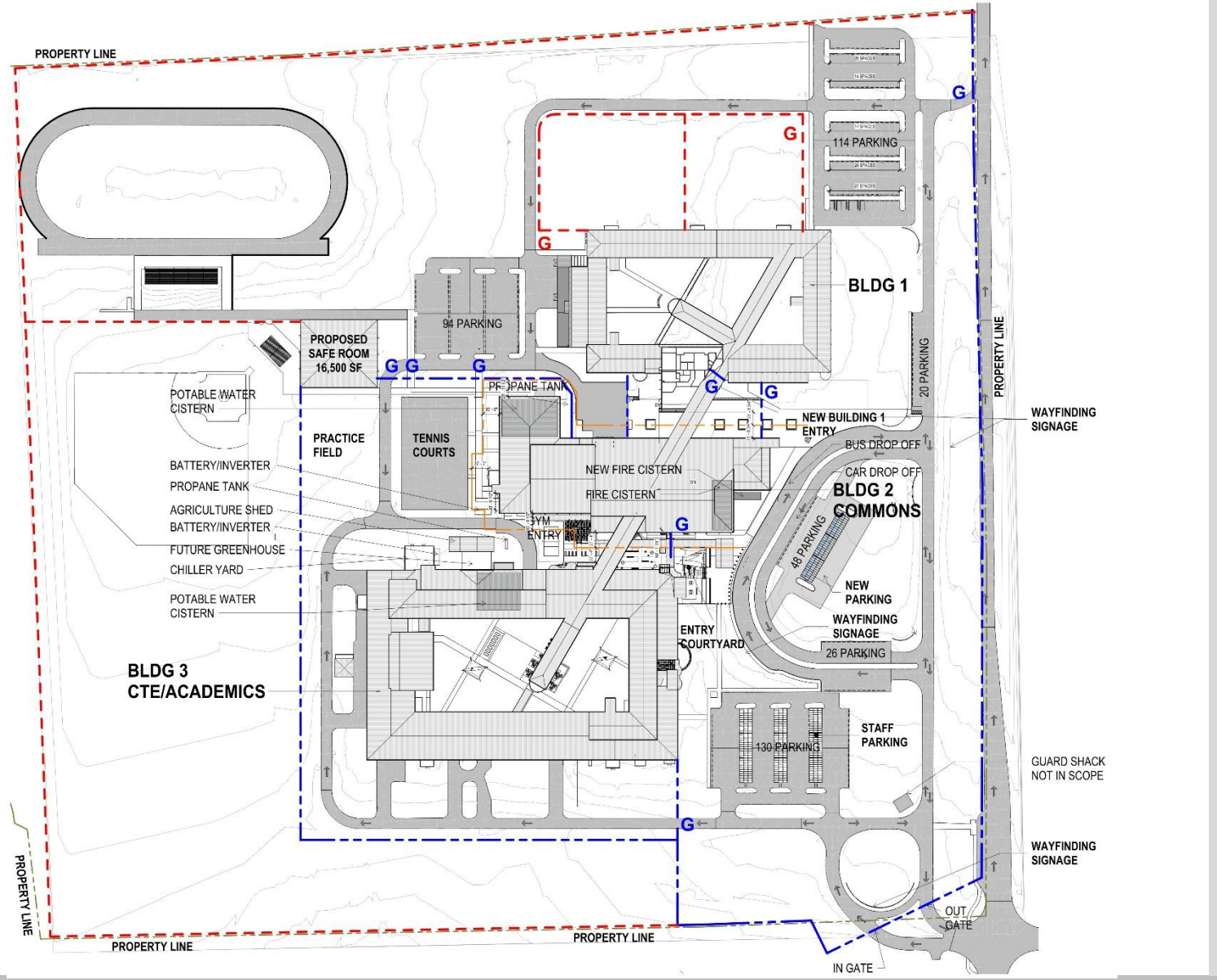
EXISTING BUILIDNG 2 NORTH SERVICE AREA

EXISTING SOUTH ENTRY CORTYARD

- The new entry will be relocated to between Buildings 2 & 3.
- The breezeway at building 2 is to be enclosed.

Proposed Facility

PROPOSED SITE PLAN



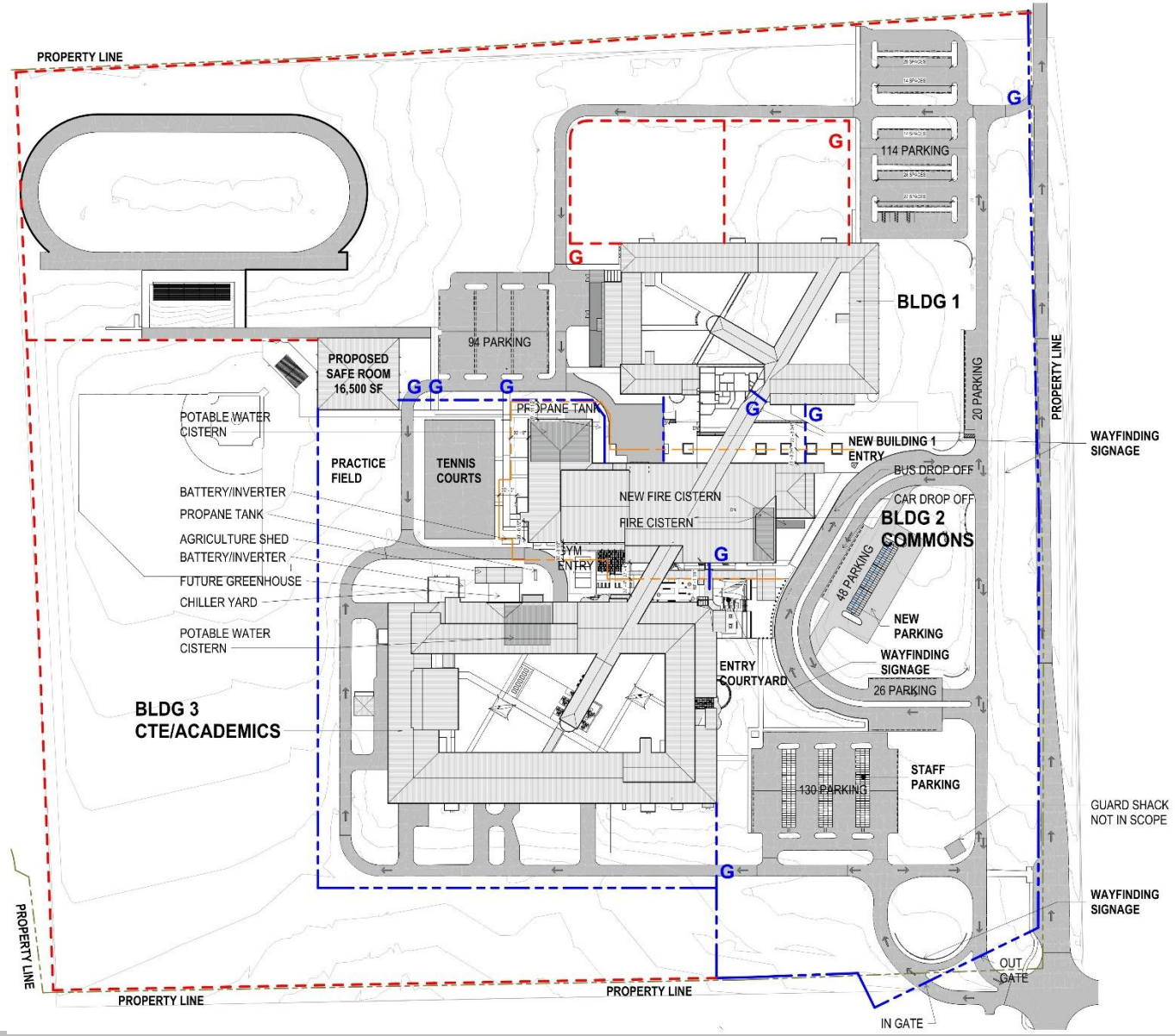
FENCING

- The site will have new perimeter fencing
- Additional parking as required by the VI Zoning Ordinance.

SITE IMPROVEMENTS

- Covered Sidewalks and Parking
- Site Security/ Entrance Gate
- Mechanical Enclosure
- Fire and Potable Water Cisterns

PROPOSED SITE PLAN



PARKING

- Existing – 384
- Proposed - 48

- **BUILDING 1 (Assumed Educational Use)**
  - Employee Parking: 9
  - (*1 per 5 Employees, Employee count: 44 assumed)*
  - Patron/Student Parking: 166 (*1 per 10, based on Building Code Occupant Loads)*

- **BUILDING 2 (Highest Occupant Use)**
- Gymnasium Parking: 114
  - *(1 per 50 Participants, 1 per 10 Spectators:)*
  - Patron/Student Parking: 166 (*1 per 10, based on Building Code Occupant Loads)*

- **BUILDING 3 Gymnasium Parking: 151**
  - Employee Parking: 9
  - (*1 per 5 Employees, Employee count: 42 assumed)*
  - Patron/Student Parking: 142 (*1 per 10, based on Building Code Occupant Loads*

- **ACCESSIBLE PARKING**
  - (19) ADA parking spaces) provided meets minimum parking required by ADA.

SITE ALTERATIONS

AREA DISTURBANCE

- The site will have an area disturbance of approximately 145,000 sf.
  - Fencing
  - Sidewalks & Parking
  - Mechanical Enclosure
  - Plumbing Tanks
  - New Fire Cistern
  - Proposed Safe Room
  - New Entry
  - New Student use courtyards between Buildings 2 & 3
  - New kitchen delivery

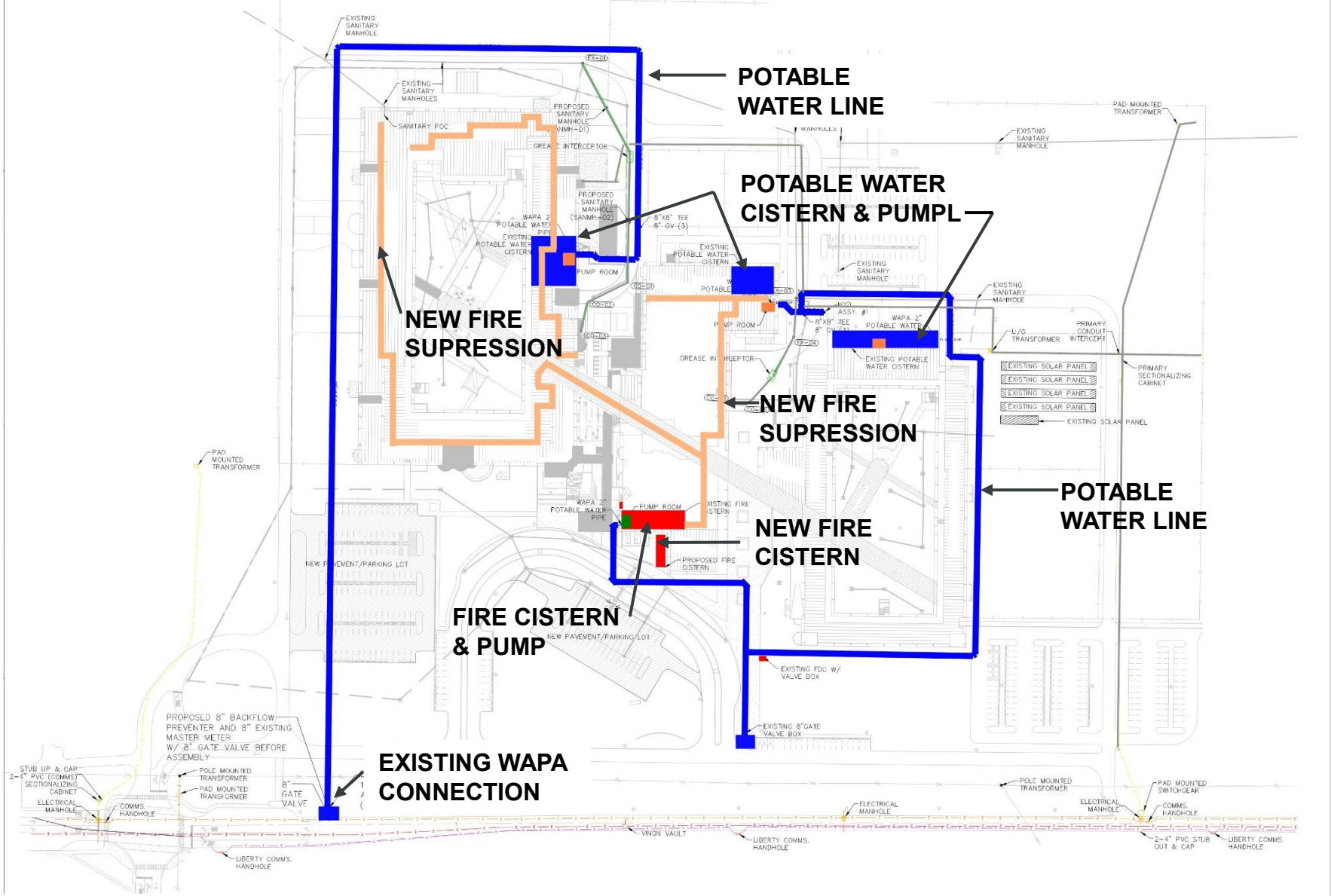
GRADING AND DRAINAGE

- The site has a gentle slope from east to west; grading changes will allow for positive drainage away from building.

- Water that is unusable, or unsuitable for collection will be sheet-flowed away from the building on to grade

- Install new storm drainage throughout site.

PROPOSED UTILITIES



Utility will connect to the existing Utilities provided by WAPA and WMA

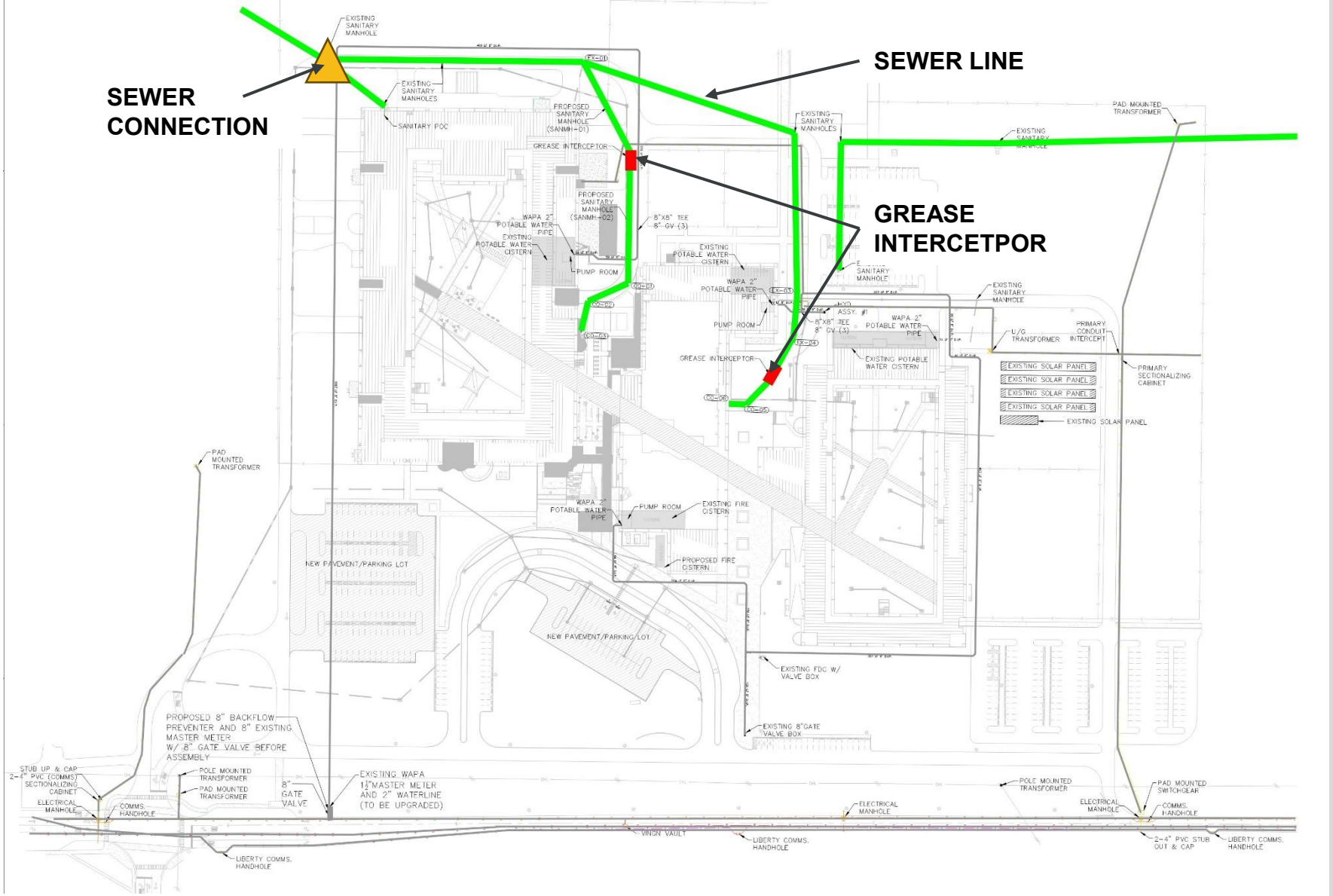
POTABLE WATER

- Connection at SW section of site
  - Upgrade to 2” line
- Cisterns and Pump Stations

FIRE PROTECTION

- Cisterns and Pump Stations

PROPOSED UTILITIES

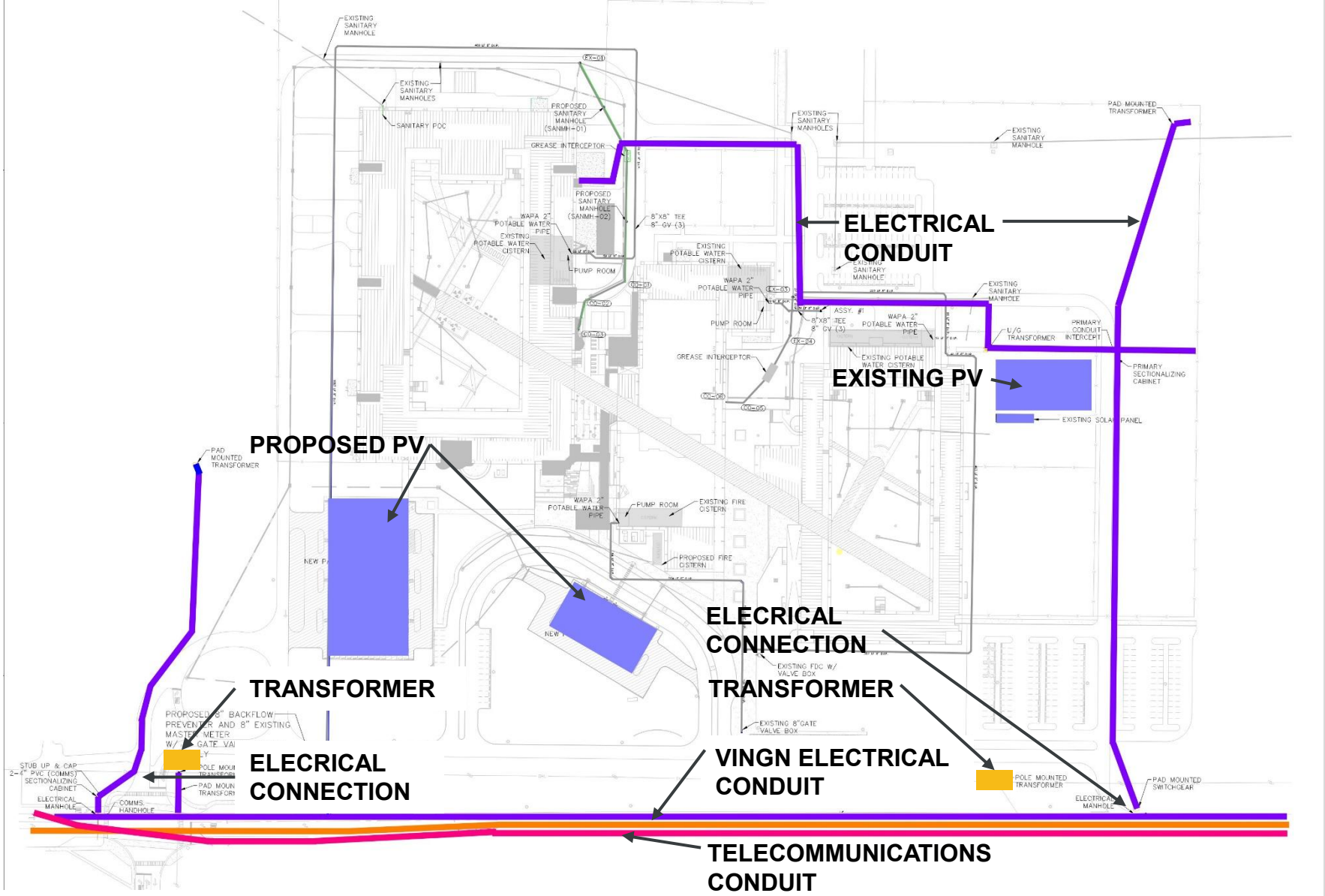


Utility will connect to the existing Utilities provided by WAPA and WMA

SANITARY SEWER

- Connection at NW section of site

PROPOSED UTILITIES



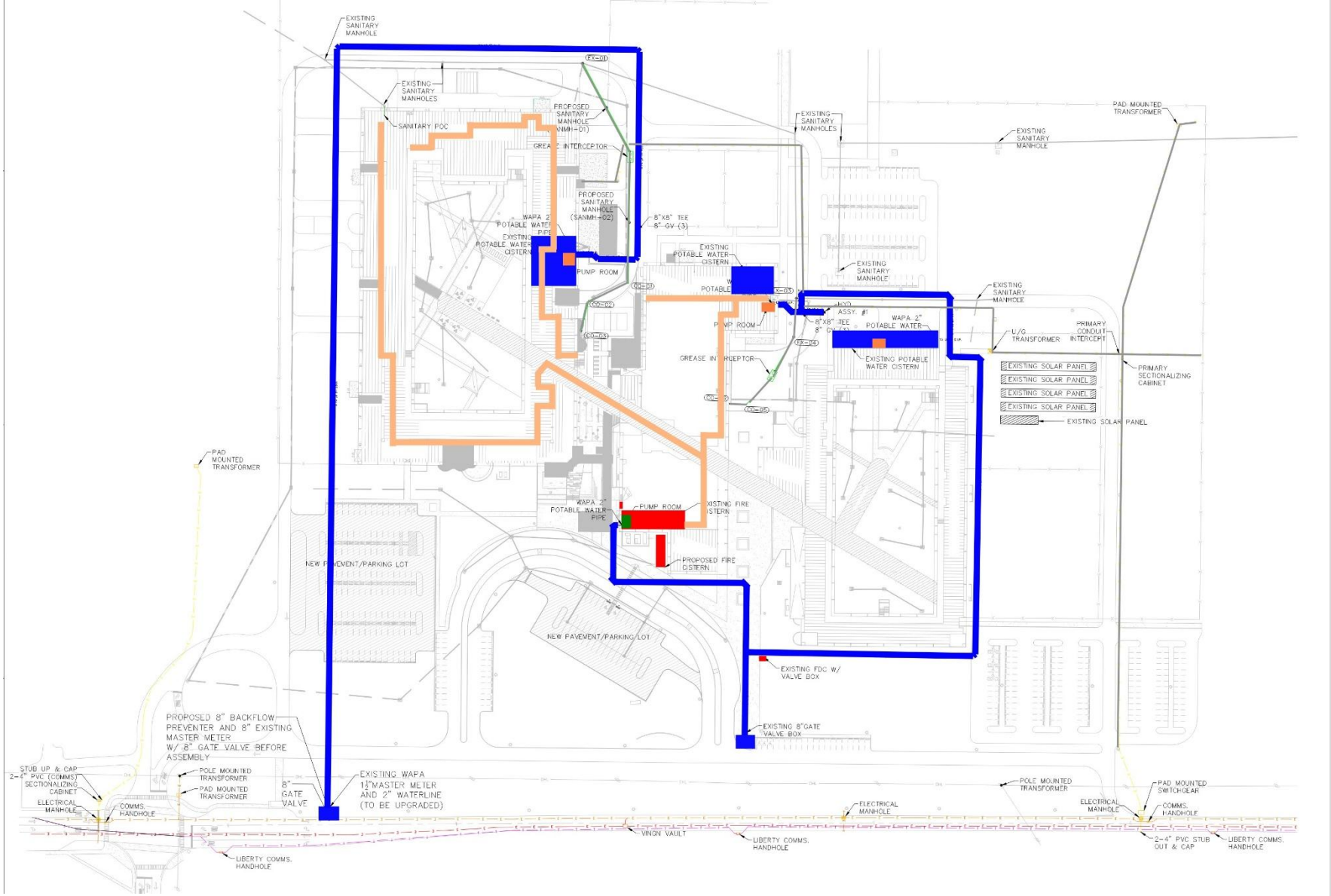
Utility will connect to the existing Utilities provided by WAPA and WMA

POWER

- Connection at NE section of site
- Transformer (by WAPA)
- Underground Power Conduits (by WAPA)
- Solar Panels

TELECOMMUNICATIONS

- Connection to Provider



PROPOSED UTILITIES

- Utility will connect to the existing Utilities provided by WAPA and WMA

POTABLE WATER

- Connection at SW section of site
- Cistern and Pump Station
- Master Meter/Backflow Preventor
- Reuse Water Cistern
- Water Pump Station
- WAPA 2-inch Potable Water Pipe

SANITARY SEWER

- Connection at NW section of site
- Man Holes

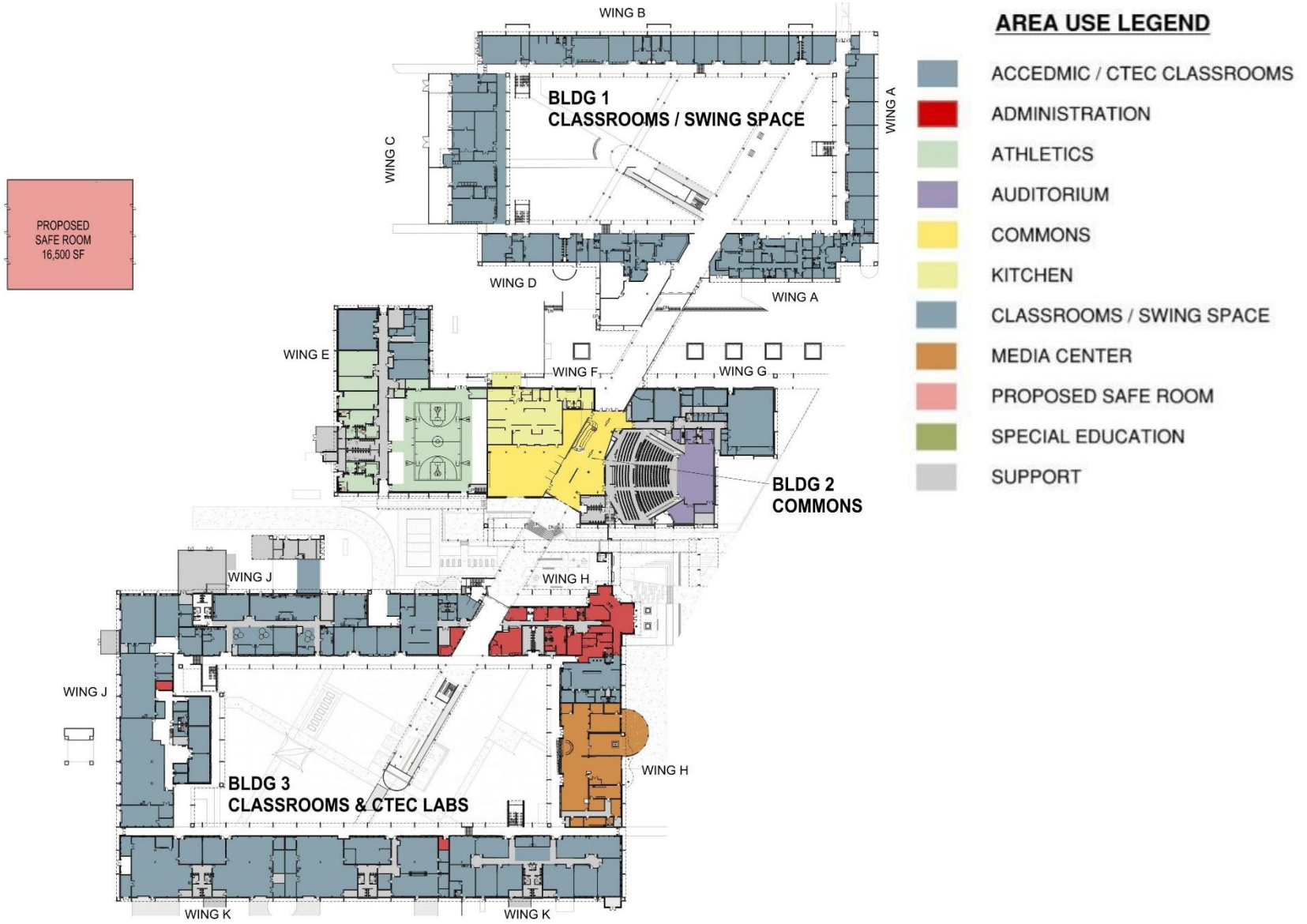
POWER

- Connection at NE section of site
- Transformer (by WAPA)
- Underground Power Conduits (by WAPA)
- Solar Panels

TELECOMMUNICATIONS

- Conduits
- Connection to WAPA Provided Telecom Handhole

PROPOSED FIRST FLOOR USES



Building 1

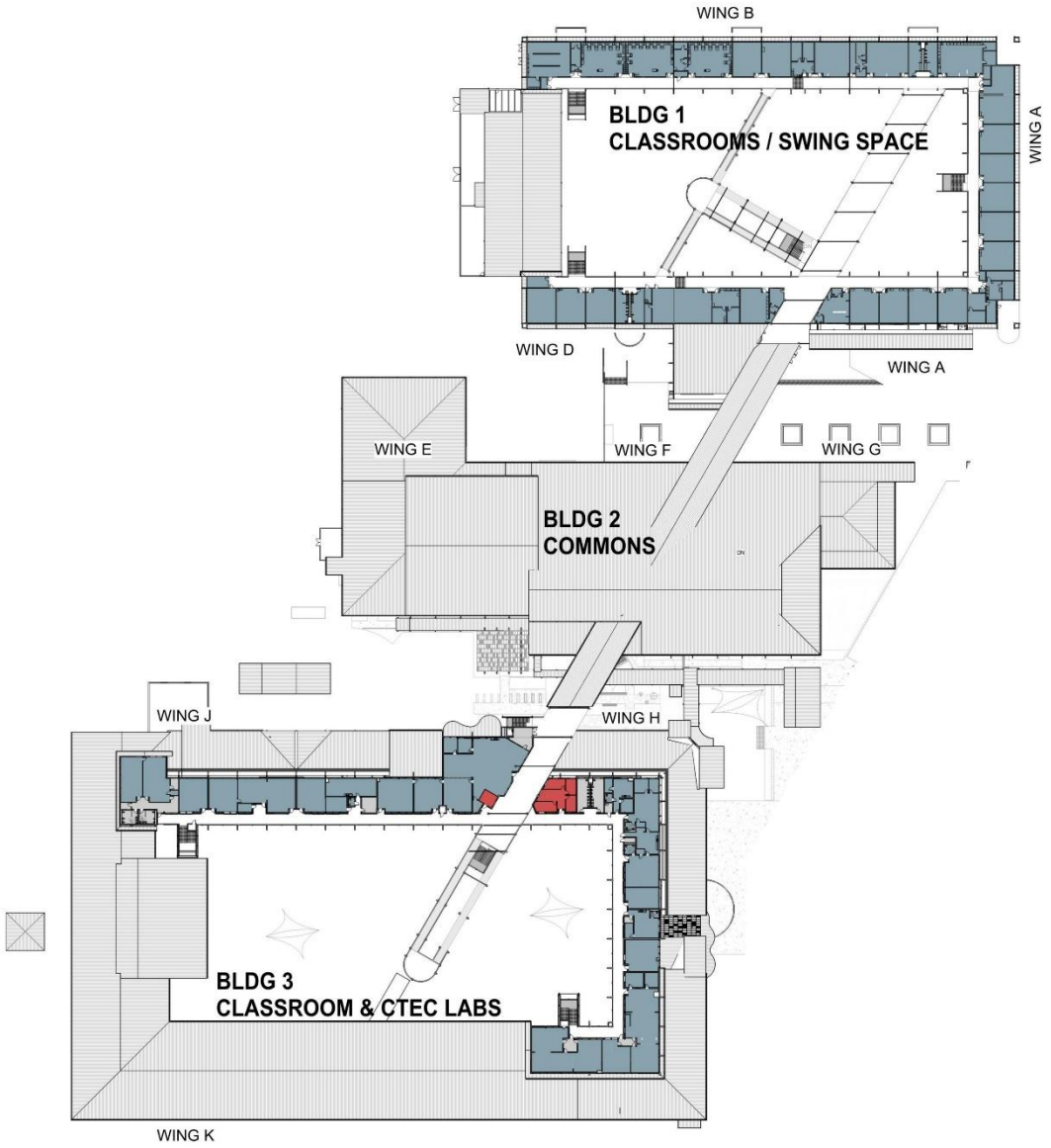
- Classrooms / Swing Space

Building 2

- JROTC
- Sports
- Common gathering
- Dining
- Performance
  - Auditorium
  - Band
  - Choir

Building 3

- Classrooms & CTEC Labs



AREA USE LEGEND

- ACCEDMIC / CTEC CLASSROOMS
- ADMINISTRATION
- ATHLETICS
- AUDITORIUM
- COMMONS
- KITCHEN
- CLASSROOMS / SWING SPACE
- MEDIA CENTER
- PROPOSED SAFE ROOM
- SPECIAL EDUCATION
- SUPPORT

PROPOSED SECOND FLOOR USES

Building 1

- Classrooms / Swing Space

Building 2:

- Mechanical mezzanines

Building 3:

- Classrooms & CTEC Labs

BUILDING ENVELOPE
BUILDING 2 & BUILDING 3

RAINSCREEN ON AUDITORIUM

STUCCO & RAINSCREEN

RAINSCREEN & METAL SOFFIT

METAL LATH & CONCRETE

RAINSCREEN & MASTERWALL

Exterior Materials

- Exterior materials will include: concrete masonry, stucco, rain screen systems & accent materials to the existing concrete masonry exterior walls
- Roofing system: standing seam metal sloped, hipped roofs.
- New high wind/pressure performance fixed windows.

Structural Enhancements

- Per VI legislation and VIDE, existing schools must upgraded to meet Risk Category 3 for wind and seismic.
- Existing buildings lateral resisting systems & continuous load paths (CLP) will be retrofitted:
  - Roofs & Framing for lateral & wind uplift capacity
  - Floors for lateral capacity
  - Concrete & Masonry Shear Walls for lateral capacity & stability.
  - Exterior wall, soffit & cladding components for out-of-plane wind and seismic forces
  - Concrete Frame Elements for lateral & gravity
  - Foundation lateral resisting elements
  - Connections / Anchorage components
  - Seismic Bracing of Non-Structural Components

NEW CAMPUS ENTRY

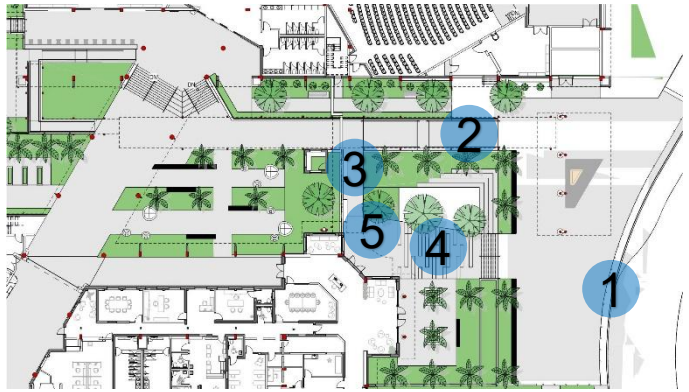
1 DROP-OFF CANOPY

2 SECURITY WALL

3 BARRACUDA TANK GROVE

4 TERRACED LAWN

5 DROP-OFF CIRCULATION



South Entry Between Buildings 2 & 3

Drop-off and Pickup

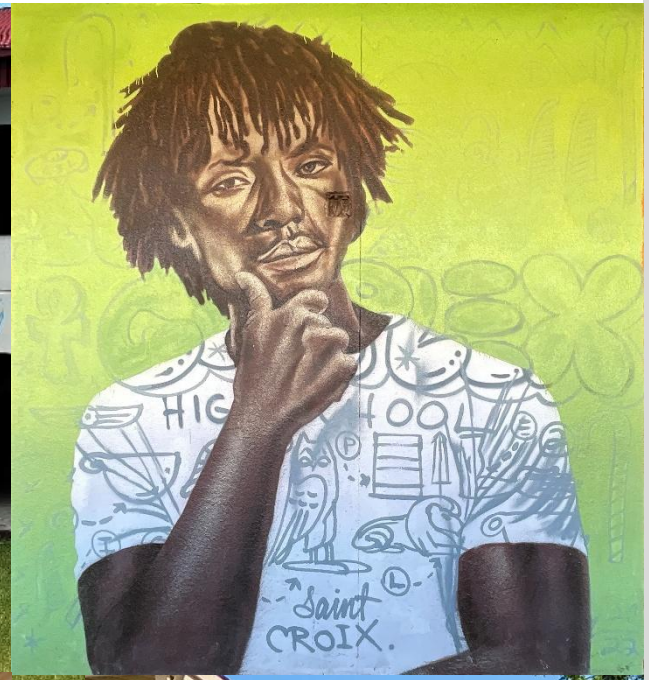
- Covered waiting areas
- Entry Plasa & Flex Space
  - Terraced seating
  - Controlled access to Building 2 Commons
- Vehicular barriers

New Student Entry

- Securable entry gate and Guard Shack
- Metal detectors
- Internal, secured Shark Tank Grove
  - Outdoor protected, secured area for students
- Covered ADA compliant access to Breezeway

New Visitor Entry

- Monitored entry
- Electronic locks
- Surveillance monitoring
- Controlled access to the school



ST. CROIX ARCHITECTURAL CONSIDERATIONS

SLA and Consultant design strategies:

- Adherence to the VIDE Masterplan
- Expressive masonry
- Reflect the culture of St. Croix
- Embody VIDE's mission
- Rhythm & syncopation of architectural elements to provide vibrancy & harmony.
- Student identity and connection to culture through art work

Vernacular Guidelines Identified in the Educational Facility Master Plan:

- Topography & Site Orientation (east/west axis)
- Arrival sequence (multiple scaled spaces & thermal zones)
- Pathways, Patios & Courtyards (access to breezes & thermal zones)
- Solids & Voids
- Horizontals & Verticals (long horizontal forms)
- Punched Openings (ventilation & light)
- Light & Shadow (covered open areas, balconies & overhangs)
- Scale, Materials, Texture & Color

EXTERIOR BUILDING MATERIAL SUMMARY

1. **Concrete Masonry**
   - 4-inch concrete masonry and banding finish applied to first floor existing building envelope

2. **Rainscreen System**
   - Applied to the majority of the building envelope.
   - Meets wind & seismic requirements.

3. **Air & Water Barrier**
   - All exterior walls

4. **Stucco Finished System**
   - Masterwall Superior Finish – Uninsulated Finish System

5. **Fencing**
   - Type A – Decorative Fence
   - Type B – Decorative Fence
   - Type C – Perimeter Chain Link

6. **Aluminum Standing Seam Metal Roof**
   - Colonial red finish, typical

1. **Aluminum Metal**
   - White finish at gutters, downspouts
   - Metal canopies

2. **Aluminum Storefront**
   - White finish

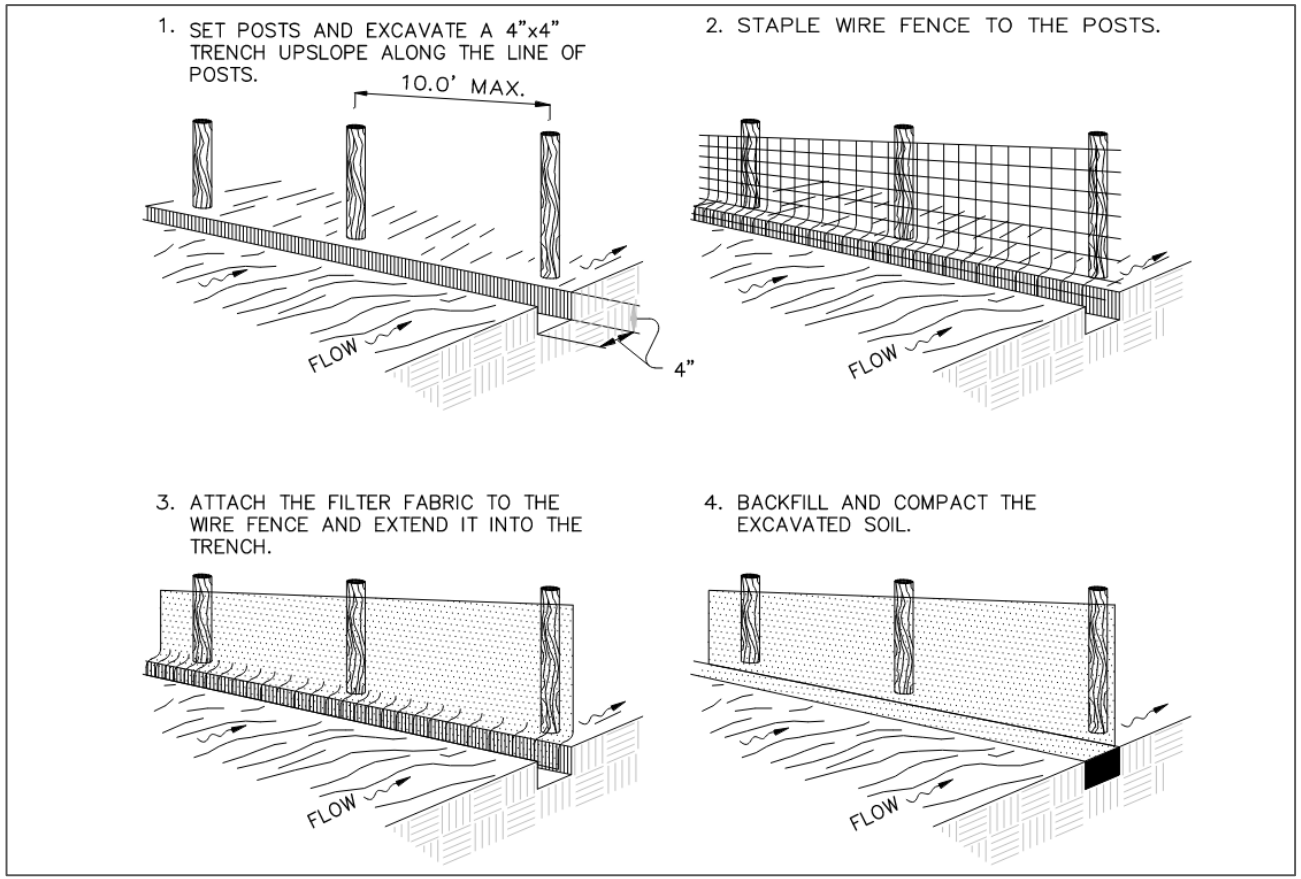
Community Considerations

Resource	No Action	Proposed Action
Water Quality	No impact	No impact
Air Quality	No impact	Minor temporary impact, No long-term impact
Wetlands	No impact	No impact
Floodplains	No impact	No impact
Coastal Resources	No impact	No impact
Threatened and Endangered Species	No impact	No impact
Cultural Resources	No impact	No impact
Socioeconomics	No impact	No impact
Public Services	No impact	Impact to Landfill
Public Health and Safety	No impact	No impact

ENVIRONMENTAL IMPACT

- Per VIDE, existing school buildings will be built to Risk Category III
- All, existing jalousie windows will be removed and replaced with new, energy efficient windows.
- This project is not located within FEMA flood zone.
- The project will go through Environmental Assessment
- A survey of Hazardous Materials conducted in June 2025 found limited areas of lead
- Existing plumbing lines will be abandoned and replaced.
- A new fire cistern will be added.

EROSION AND SEDIMENT CONTROLS
DEWATERING PRACTICES



During Construction

- **Perimeter Controls**
  - Silt Fences
  - Grade Stabilization
  - Weekly Maintenance
- **Sediment Track-Out**
  - Gravel Entrances
  - Routine Maintenance and Inspection
- **Stockpiles / Land Clearing Debris Piles**
  - Erosion Control Blankets

DEMOLITION / CONSTRUCTION CONSIDERATIONS

Options the General Contractor could consider and employ for on-site dust control during demolition and construction if deemed suitable and effective.

Point of Use Misters

Blanketing Misting Blowers

Watering Jets

Watering Trailers

Watering Trucks

During Construction

- **Minimize Dust**
  - Exposed soil will be sprayed wet
  - Watering truck / water supply
- **Minimize Steep Slope Disturbances**
  - Geotextile erosion control blankets
  - Seed/Mulch Sloped Areas
  - Weekly Inspection/Maintenance
- **Topsoil**
  - Stripped / Stored / Covered
  - Weekly Inspection/Maintenance
- **Soil Compaction**
  - Restrict vehicles in locations for hydro seeding
  - Delineate Areas
- **Constructed Site Drainage Features**
  - Direct stormwater runoff using vegetative swales
  - Capture runoff in stormwater pond
  - Weekly Inspection/Maintenance

CONSTRUCTION CONSIDERATIONS

- **Address expectations in Contract Documents / Specification Manual for Bidders**
  - The site is within an area of residential use. Noise created by the demolition and construction will have a typical impact on surrounding properties with the same magnitude of any other typical construction.
  - The solicitation for construction has stipulations that the contractor must keep all roads open at all times during the construction period.
  - Material delivery and Site Staging will take place on-site during demolition and construction.
  - The demolition will impact the Virgin Islands landfill by increasing materials in the landfill. DOH and its contractors will follow all the Virgin Islands Waste Managements guidelines for the debris disposal and will obtain the necessary permits for the disposal of materials.
- **Pre-bid Conference discussion**
  - Construction hours, Standard construction procedures
  - Adjacent Residential area sensitivities
  - Construction traffic approach
  - Site staging and community safety
- **Construction Means and Methods**
  - Continuous reinforcement of construction hours and community considerations throughout demolition and construction.

Owner's Representative

- On-site throughout construction for Quality Control / Contract Management

Regulatory Controls

- Stormwater Pollution Prevention Plan, TPDES Construction General Permit
- Management of GC Inspection Schedule and Corrective Actions
- Coordinate Project Work Plan with Owner and GC

Next Steps

NEXT STEPS

- Federal Consistency Determination
- Finalize Site Improvements and Building Design
- Complete All DPNR-Required Permitting
- Construction


Thank you!