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June 2, 2025

Director Marlon Hibbert
Coastal Zone Management Program
4607 Tutu Park Mall
St. Thomas, U.S. Virgin Islands 00802

Re: Request for Pre-Application Meeting for the Renovations/Modernization/Addition to Emanuel Benjamin Oliver PreK-8 School

Dear Director Hibbert;

Virgin Islands Department of Education (VIDE) and Suffolk-CBNA JV would like to request a pre-application meeting for the Renovations/Modernization/Addition to Emanuel Benjamin Oliver PreK-8 School on the island of St. Thomas.

The Virgin Islands Department of Education (VIDE) is undertaking the Renovation and Moderation of Schools throughout the territory. VIDE has been able to secure Federal Emergency Management Grants Administration funding for these projects. VIDE will therefore be requesting a Determination of Federal Consistency through the Department of Planning and Natural Resources, Division of Coastal Zone Management for the FEMA funded project – Reconstruction of the Emanuel Benjamin Oliver PreK-8 School Projects as required under the VI Code Section 1, VIR and Regs. Title 12, Subchapter 904, section 904-8.

The Emanuel Benjamin Oliver PreK-8 School is located on Rem 148-235, Estate Annas Retreat, New Quarter, St. Thomas, at Latitude 18.335792°N, Longitude -64.885797° W.

Renovation of Emanuel Benjamin Oliver PreK-8 School encompasses the demolition and reconstruction of the school. The renovations include the administrative offices, library, cafeteria, kitchen, bathrooms, stairways, balconies, theater, hallways and all fixtures and equipment. The project will meet VIDE's vision outlined in the Bridging Documents, under the FEMA Public Assistance (PA) program utilizing the flexibility afforded by the Bipartisan Budget Act (BBA).

All buildings, parking lots, drives and sidewalks within the existing school site will be demolished. The reconstruction includes a new entrance drive and parking along the northern portion of the site. A new utility building will be built on the far west of the site. A one-story gym and dining building will be built in the center of the site, and 4 new buildings will wrap around the site to the east including a one- and a two-story classroom building, a one-story media building and a two-story

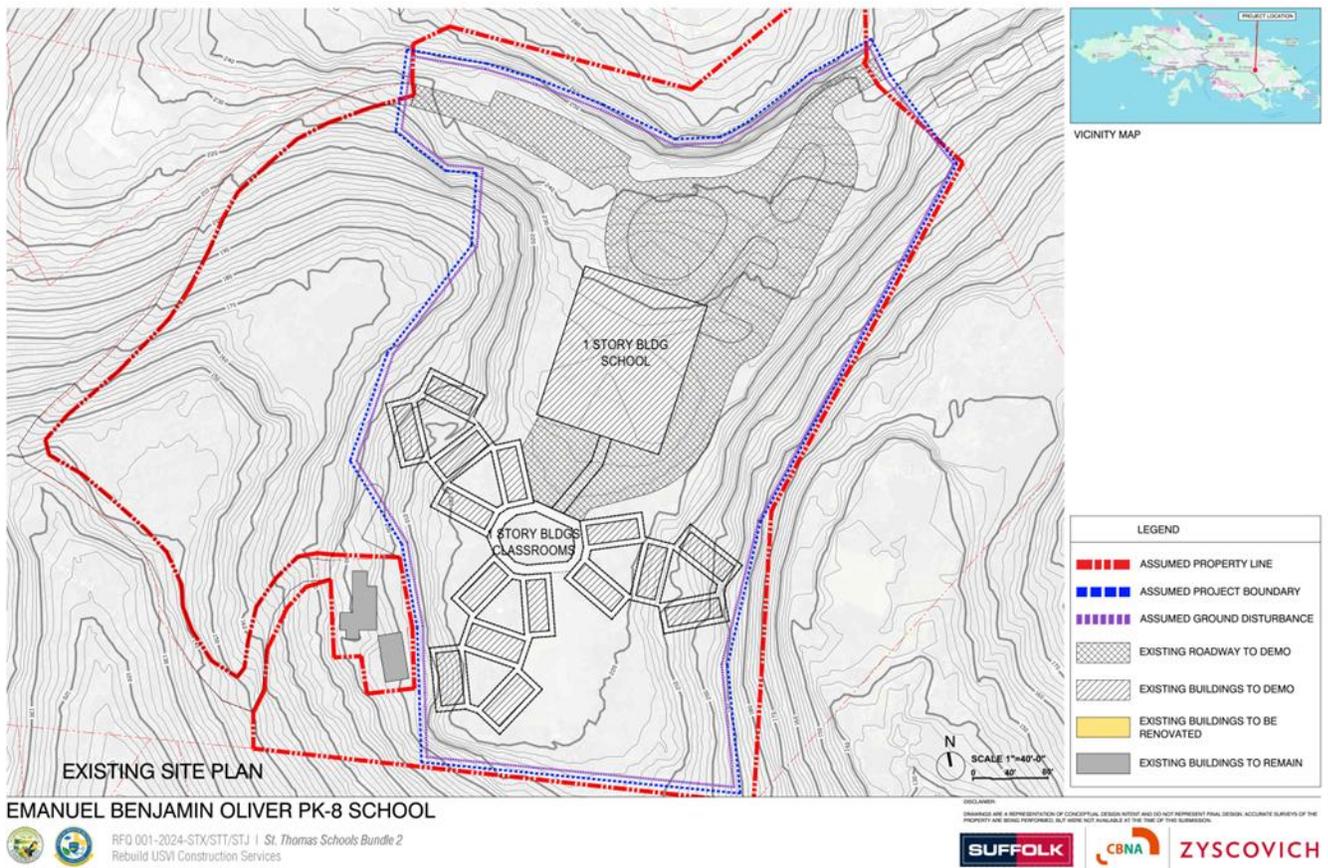
administration building. A new playground will be constructed between the gym and the most southern classroom building.

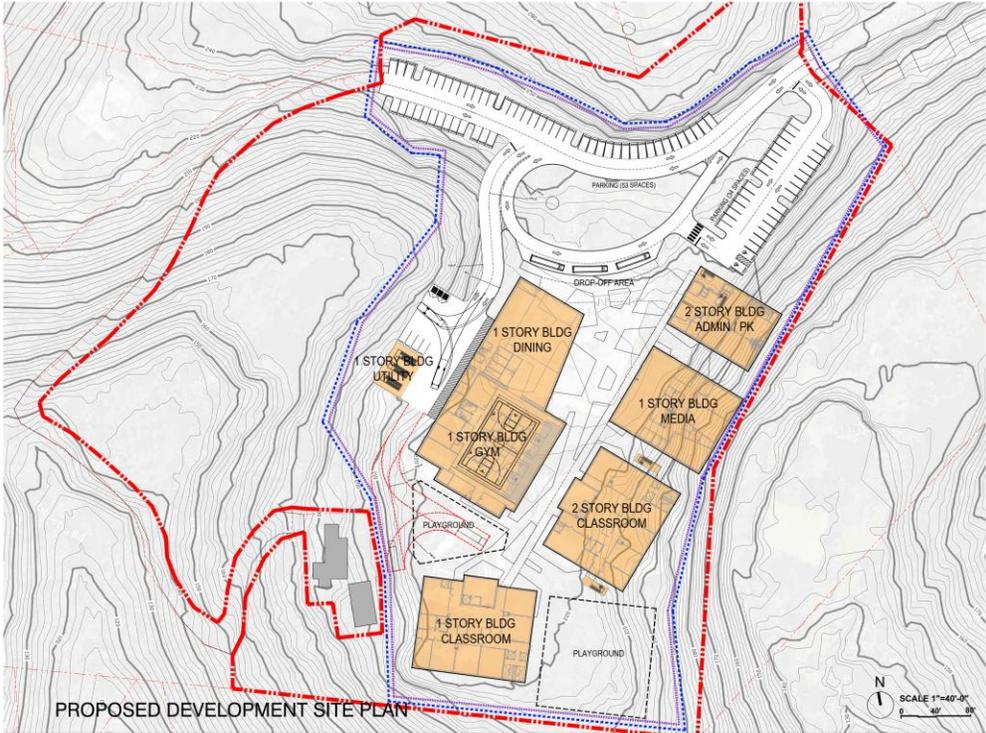
We look forward to meeting with you and your staff to present the proposed projects so that we can present the project and receive guidance on the permits that will be required by Department of Planning and Natural Resources.

Please do not hesitate to contact us if you have any question or concerns at bioimpact@islands.vi.

Respectfully submitted,


Amy Claire Dempsey, M.A.
President, Bioimpact, Inc.





VICINITY MAP

LEGEND	
	ASSUMED PROPERTY LINE
	ASSUMED PROJECT BOUNDARY
	ASSUMED GROUND DISTURBANCE
	NEW ROADWAY
	EXISTING BUILDINGS TO BE RENOVATED
	NEW BUILDINGS
	EXISTING BUILDINGS TO REMAIN

PROPOSED DEVELOPMENT SITE PLAN

EMANUEL BENJAMIN OLIVER PK-8 SCHOOL



RFQ 001-2024-STX/STJ/STJ | St. Thomas Schools Bundle 2
Rebuild USVI Construction Services

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