

VIRGIN ISLAND DEPARTMENT OF EDUCATION

**FEDERAL CONSISTENCY DETERMINATION
PRE-APPLICATION MEETING**

SCHOOL BUNDLE II

**ST THOMAS, U.S. VIRGIN ISLAND
DATE TO BE CONFIRMED**

AGENDA

1. OPENING REMARKS

- VIRGIN ISLANDS
DEPARTMENT OF EDUCATION
- SUFFOLK-CBNA JOINT VENTURE

2. INTRODUCTIONS

- VIRGIN ISLANDS DEPARTMENT OF
PLANNING & NATURAL RESOURCES
- SUFFOLK-CBNA JOINT VENTURE

3. PROJECT OVERVIEW

4. SITE CONDITIONS

5. PROJECT DESIGN DETAILS

6. Q & A



1 OPENING REMARKS

VIRGIN ISLANDS DEPARTMENT OF EDUCATION (VIDE)

- DR. DIONNE WELLS-HEDRINGTON
EDUCATION COMMISSIONER
- MS. CHANEEL CALLWOOD-DANIELS, AIA
VIDE ARCHITECT

OFFICE OF DISASTER RELIEF (ODR)

- DIRECTOR ADRIENNE L. WILLIAMS-OCTALIEN

SUPER-PMO(JACOBS)

- GAYLE BENJAMIN, USVI
EDUCATION CENTER - SR. PROJECT MANAGER

SUFFOLK-CBNA JOINT VENTURE

- CHRIS KENNEDY
VP OF PRE-CONSTRUCTION



Jacobs

SUFFOLK



AMERICARIBE

2 INTRODUCTIONS

VIRGIN ISLANDS DEPARTMENT OF NATURAL RESOURCES (DPNR)

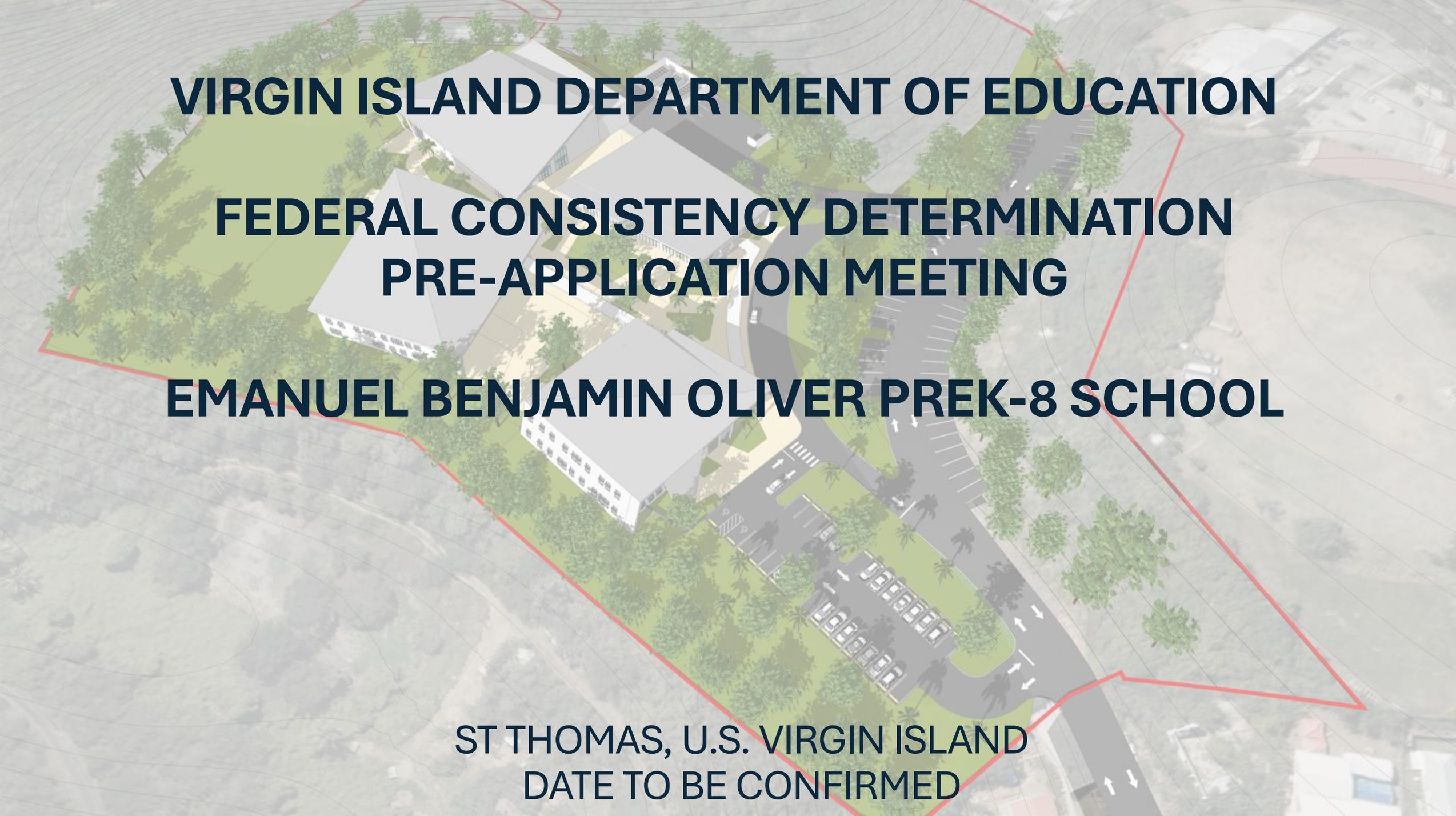
SUFFOLK-CBNA JOINT VENTURE

- CHRIS KENNEDY
SUFFOLK-CBNA, VP OF PRE-CONSTRUCTION
- MICHAEL MCGUINN
ZYSCOVICH, SR. EXECUTIVE VP
- JOHN WOODS
JDG, ASSOCIATE PRINCIPAL
- LENNY RODRIGUEZ
LANGAN, PRINCIPAL
- AMY DEMPSEY
BIOIMPACT, PRESIDENT



Jacobs



An architectural rendering of the Emanuel Benjamin Oliver Prek-8 School. The image shows a large, modern school building with a grey roof and white walls, surrounded by greenery and trees. A parking lot with several cars is visible in the foreground. The entire scene is overlaid with a semi-transparent grey map showing topographical contours and a red boundary line. The text is centered over the rendering.

VIRGIN ISLAND DEPARTMENT OF EDUCATION

**FEDERAL CONSISTENCY DETERMINATION
PRE-APPLICATION MEETING**

EMANUEL BENJAMIN OLIVER PREK-8 SCHOOL

**ST THOMAS, U.S. VIRGIN ISLAND
DATE TO BE CONFIRMED**

AGENDA

1. PROJECT OVERVIEW
2. SITE CONDITIONS
3. PROJECT DESIGN DETAILS
4. Q & A

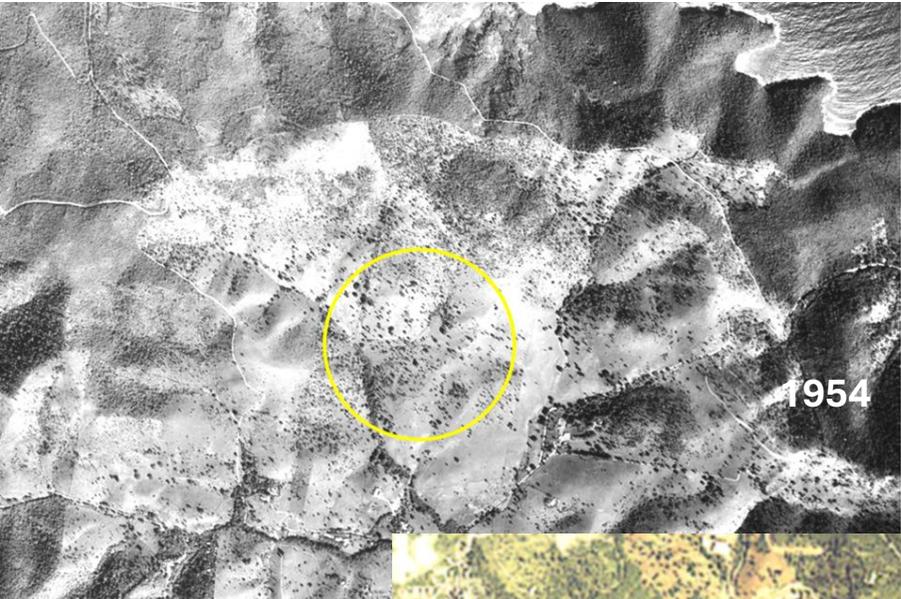


1 PROJECT OVERVIEW

- EXISTING SITE AREA:
10 ACRES
- EXISTING BUILDING AREA: 42,600 SF
- EXISTING SITE USE: EDUCATION
- SCOPE OF WORK: REDEVELOPMENT
- ZONING: R-2 – RESIDENTIAL LOW DENSITY
 - SECONDARY SCHOOLS ARE PERMITTED USE BY RIGHT



SITE HISTORY



- SCHOOL BUILT IN 1975
- DESIGNED TO HOUSE 700 STUDENTS

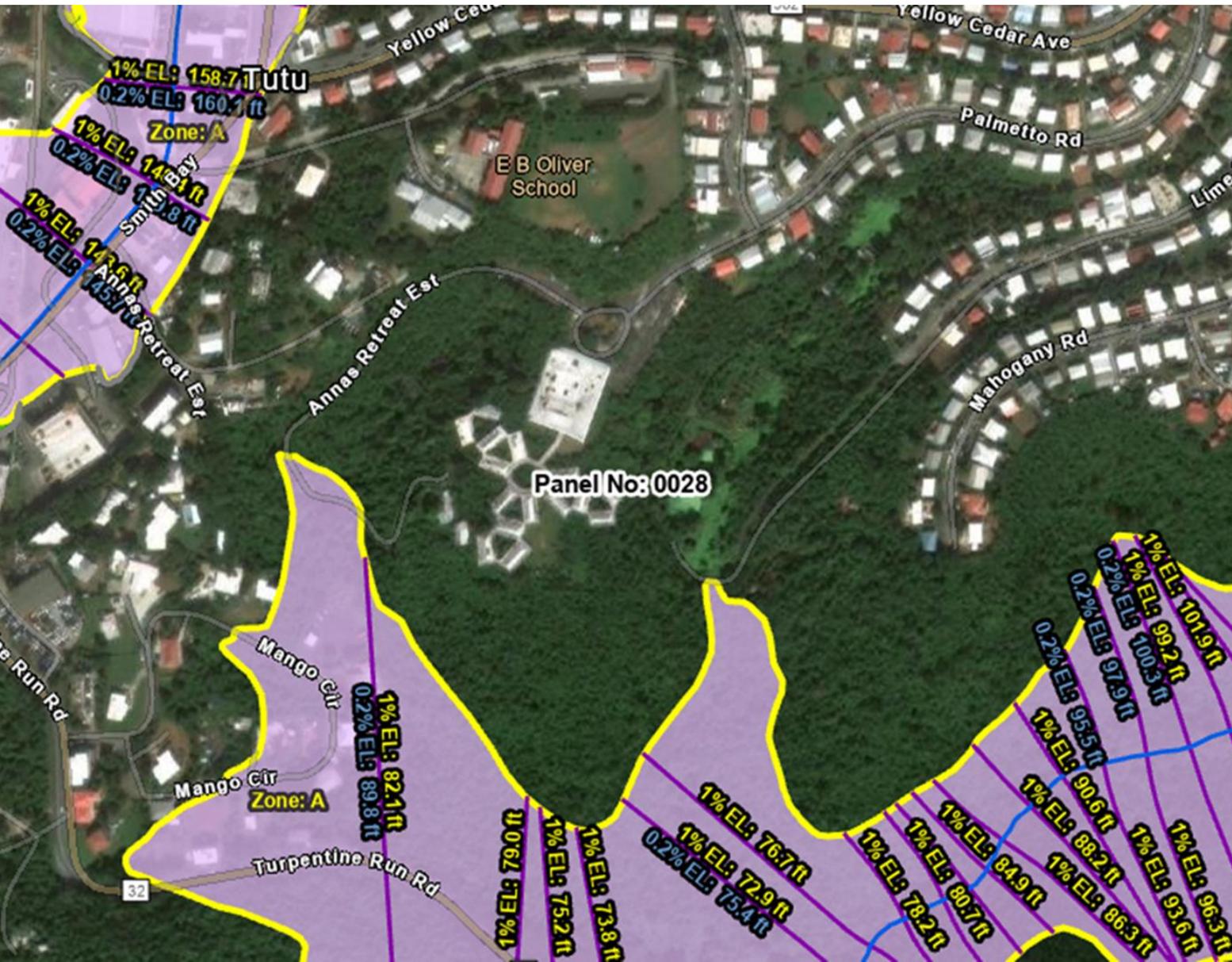
SOIL CONDITIONS

Custom Soil Resource Report
Soil Map



- 2 SOIL TYPES PRESENT
- FREDRIKSDAL-SUSANNABERG COMPLEX
20%-40% SLOPES AND 40%-60% SLOPES
- BOTH ARE EXTREMELY STONY
- NEITHER ARE PRIMARLY FARMLAND
- THIS WELL DRAINED SOIL HAS A
RESTRICTIVEE LAYER AT 10 – 20 INCHES
- THE SITE IS FAR ENOUGH INLAND THAT IT
HAS NO IMPACT ON THE MARINE
ENVIRONMENT
- PROPER SEDIMENTATION AND EROSION
CONTROL WILL PREVENT IMPACT TO
DOWN STREAM WATERS

FLOOD ZONES



- SITE IN FLOOD ZONE "X"
 - 100 YEAR COASTAL FLOODING IS NOT EXPECTED
- SCHOOL IS SET ON A KNOLL WITH DEEP REVINES TO THE EAST AND WEST
- TWO PONDS LOCATED IN THE VALLEY TO THE EAST

VEGETATION

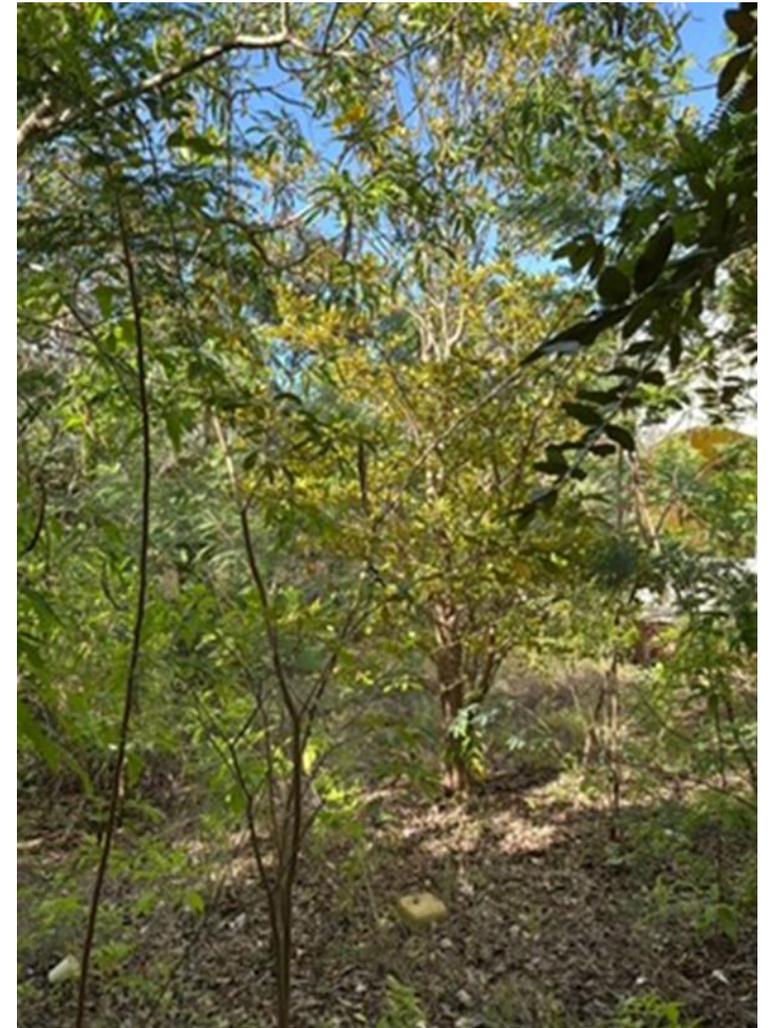
No native forest, critical habitat or ESA species are present.



PROPERTY WAS HEAVILY OVERGROWN WITH SECONDARY GROWTH VEGETATION



SITE HAS BEEN CLEARED LEAVING ONLY A FEW SPECIMEN TREES THAT WERE PART OF THE ORIGINAL LANDSCAPING



TYPICAL VIEW PRIOR TO SITE CLEARING

WILD LIFE



- SURROUNDING FOREST HAS SUITABLE INTERDIGITATION AND PREY BASE FOR THE VIRGIN ISLAND TREE BOAS
- BOAS WERE LOOKED DURING THE SURVEY OF THE SITE BUT WERE NOT FOUND
- PRIOR TO ANY CONSTRUCTION ACTIVITY:
 - BOUNDARIES OF THE PROJECT WILL BE DELINEATED SO THAT AREA NOT SLATED FOR CONSTRUCTION ARE NOT IMPACTED
 - A TRAINING SESSION WITH DFW WILL BE REQUESTED FOR ALL WORKERS ON THE SITE TO BE INFORMED ABOUT BOAS AND WHAT TO DO IF ENCOUNTERED

TOPOGRAPHY



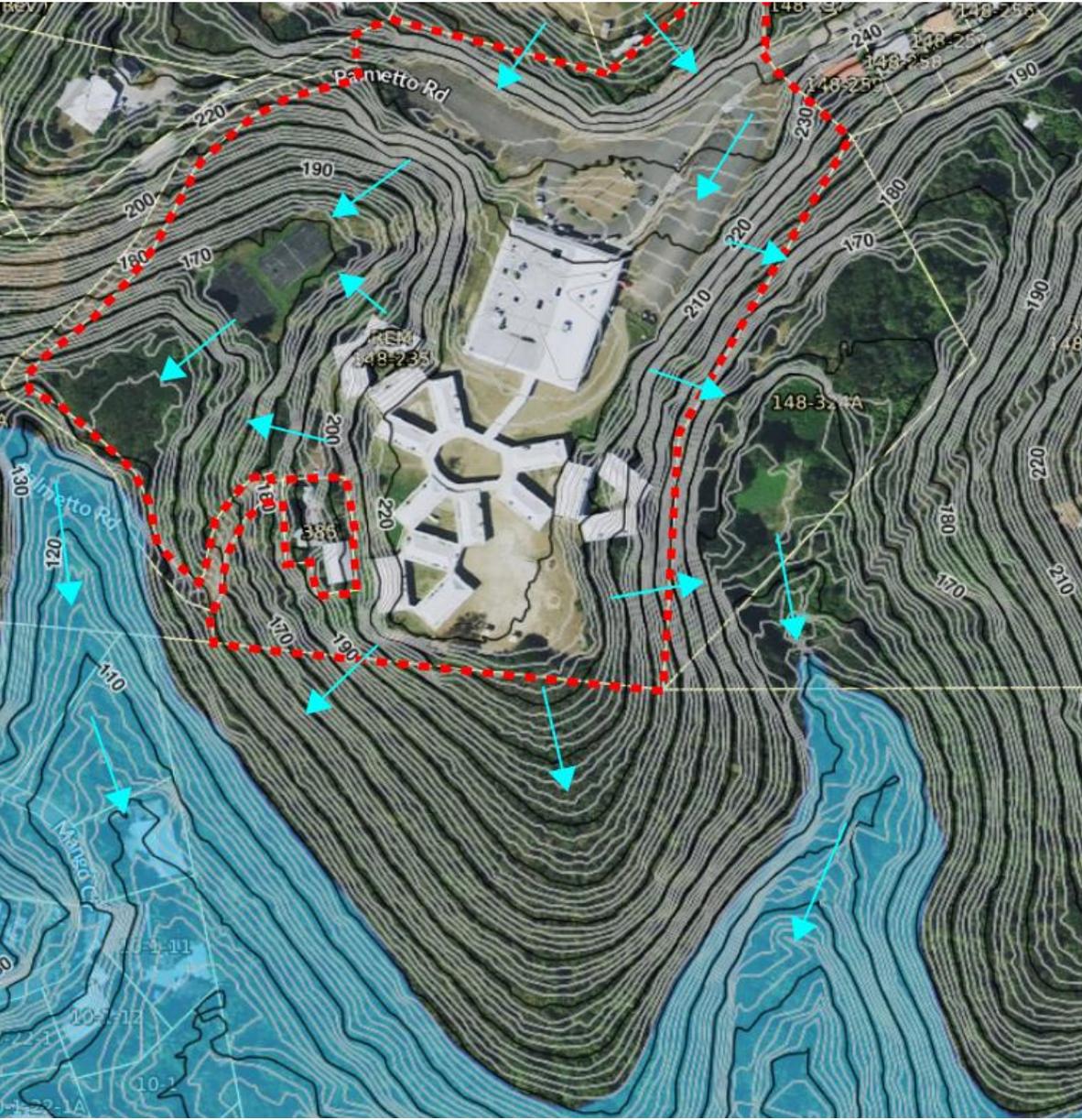
- STEEP SLOPES SURROUNDING THE SITE
- PONDS ON THE EAST
- CARE WILL BE TAKEN FOR ALL WORK WHICH OCCURS ON THE STEEPER SLOPES TO PREVENT SEDIMENTATION AND EROSION

2 SITE CONDITIONS

- EXISTING TOPOGRAPHY FOR STORMWATER RUNOFF
- EXISTING STORMWATER CONSIDERATIONS
- EXISTING WATER DRAINAGE PATTERNS



STORMWATER CONSIDERATIONS

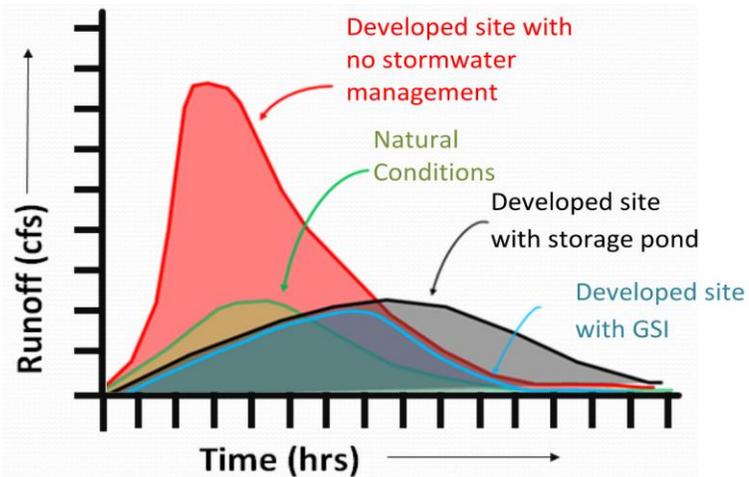


OFFSITE DISCHARGE

- MINIMIZE POINT SOURCES OF STORMWATER RUNOFF WITH SPREAD SWALES

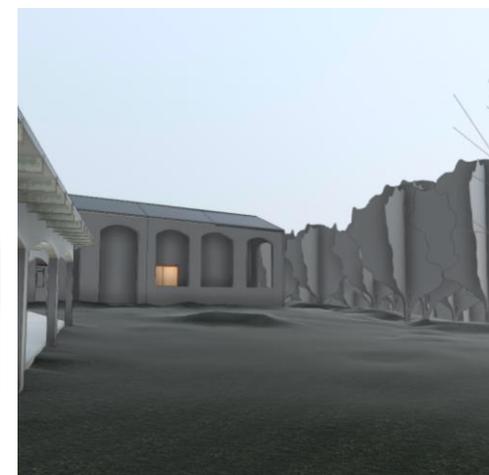
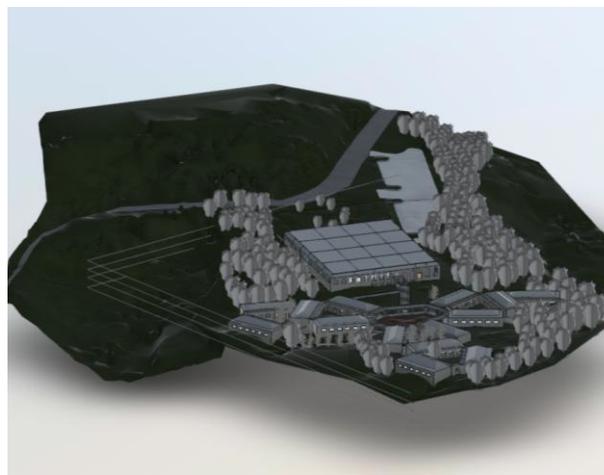
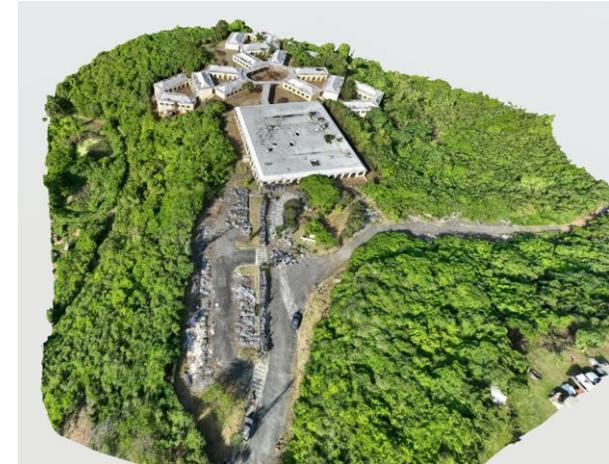
ONSITE RUNOFF

- CHANGE IN PERVIOUS/IMPERVIOUS RATIO
- REDUCE OR MAINTAIN TOTAL RUNOFF DISCHARGE (PRE-TO-POST)
- MAINTAIN EXISTING OFFSITE DISCHARGE POINT

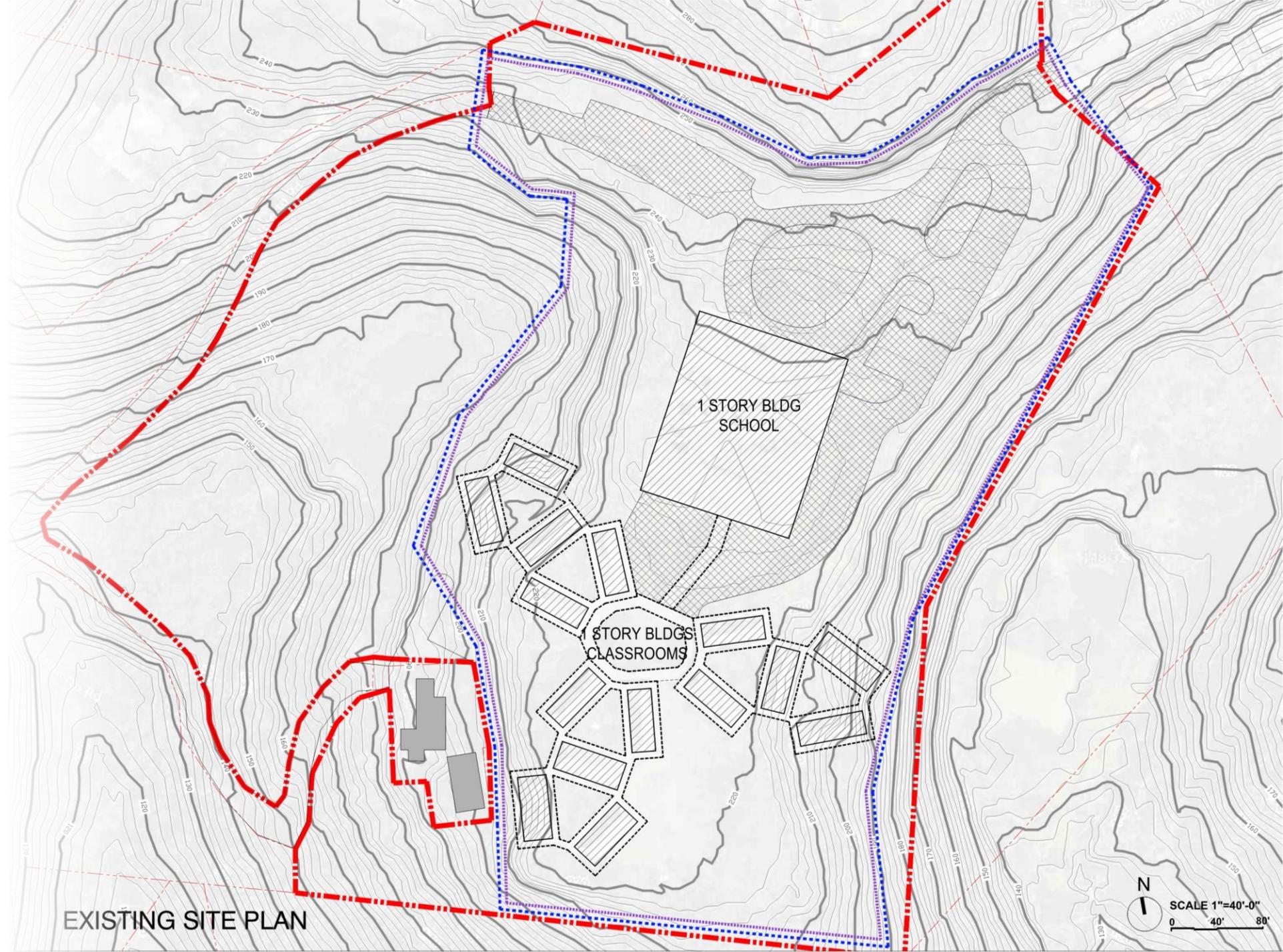


3 PROJECT DESIGN DETAILS

- EXISTING BUILDINGS ARE ABANDONED AND WILL BE DEMOLISHED
- REDEVELOP NEW BUILDINGS WITHIN APPROXIMATE EXTENTS OF EXISTING SITE AREA
- CONNECTION TO EXISTING ROAD AT NORTH
- GRADE CHANGE AT NORTH END AND TOWARDS SOUTH/EAST/WEST



EXISTING SITE PLAN



EXISTING SITE PLAN

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

PROPOSED DESIGN

- REDEVELOPMENT OF EXISTING SITE
- EXISTING BUILDINGS TO BE DEMOLISHED
- ADDITION OF ONE (1) GYM BUILDING, (1) DINING BUILDING AND TWO (2) CLASSROOM/ADMIN BUILDINGS
 - +/- 68,419 SF
- VEHICLE PARKING LOT AT NORTH END OF SITE



PROPOSED SITE PLAN

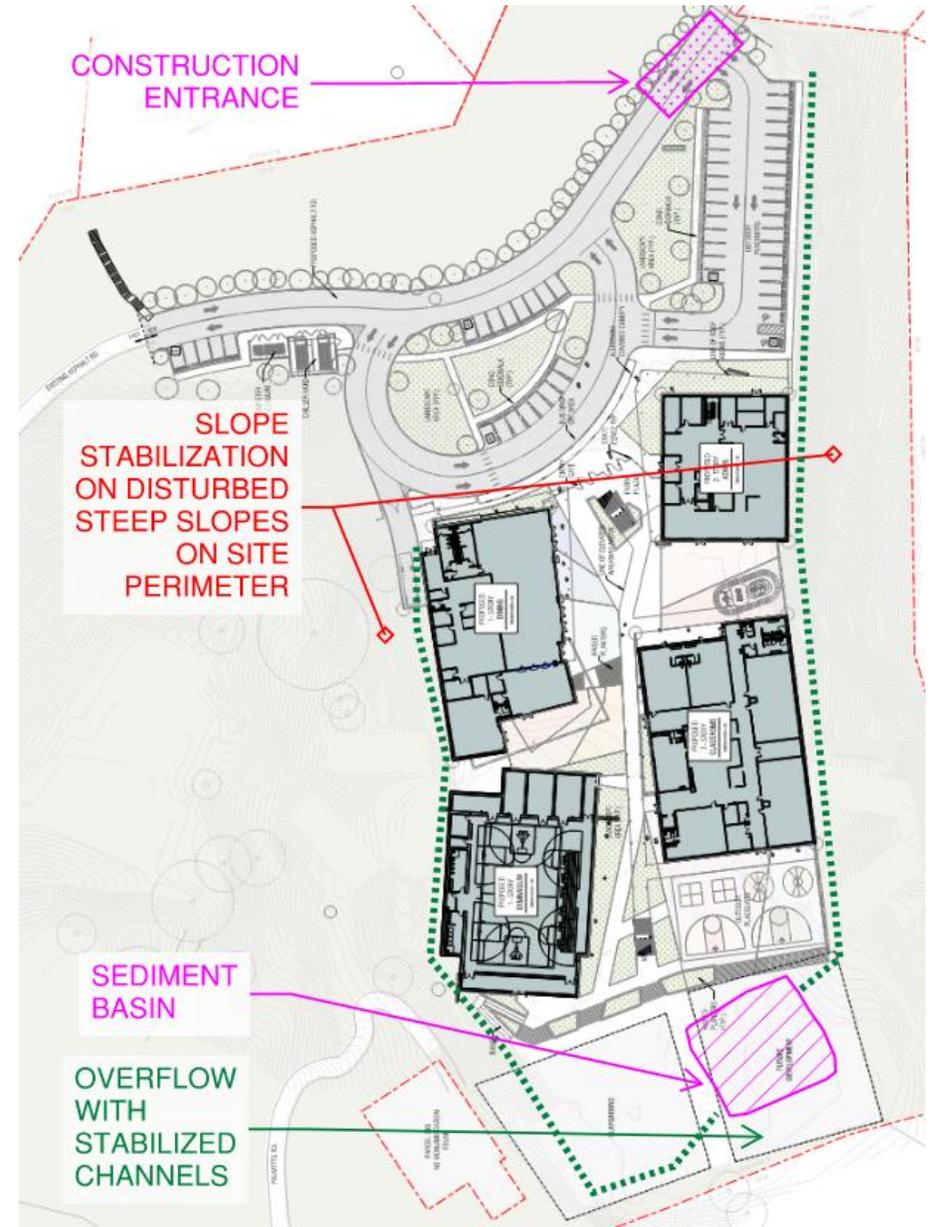
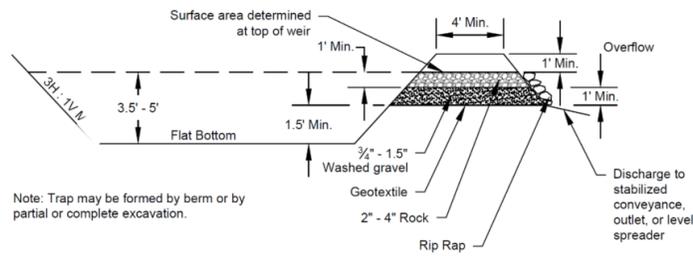
LEGEND	
	ASSUMED PROPERTY LINE
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	EXISTING BUILDINGS TO REMAIN



PROPOSED DEVELOPMENT SITE PLAN

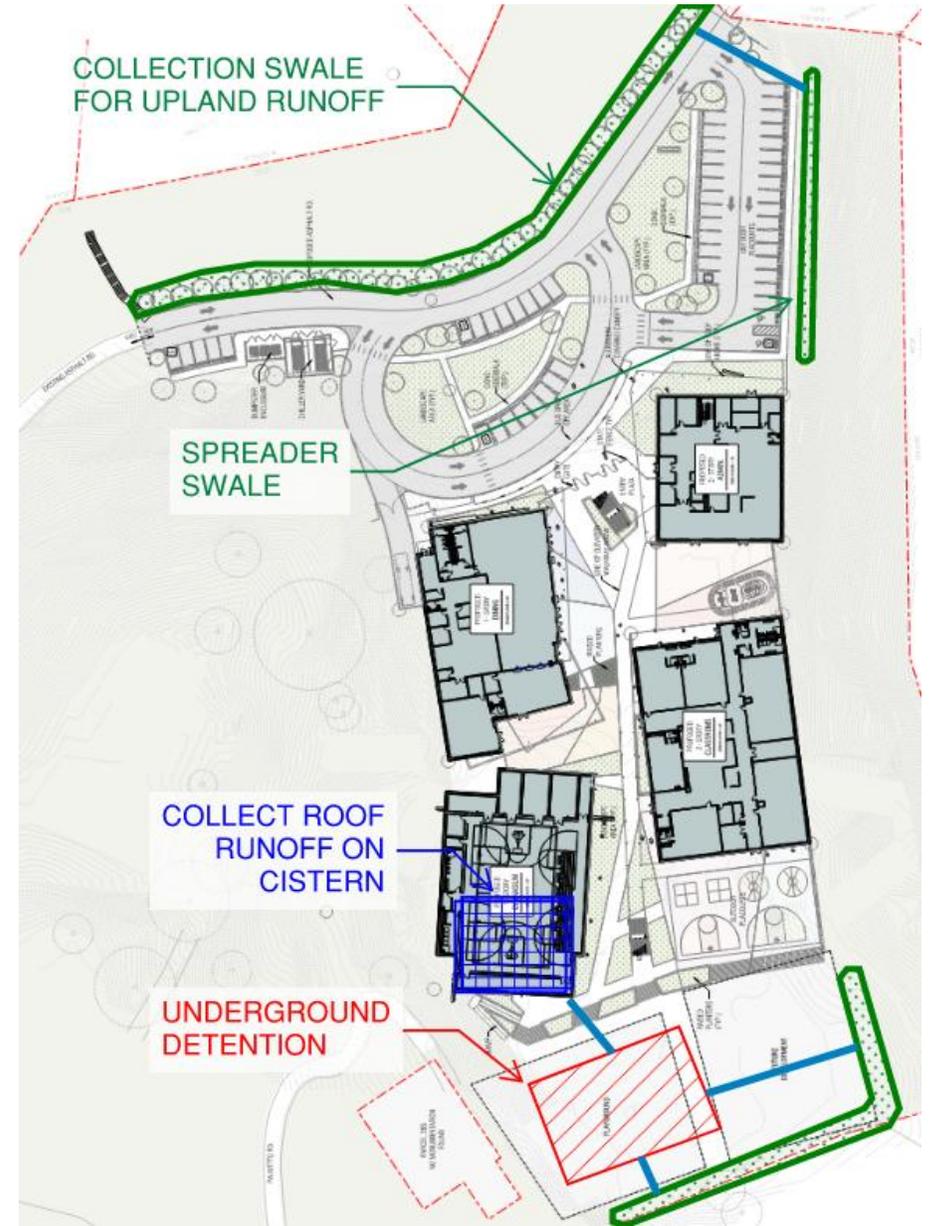
STORMWATER POLLUTION PREVENTION PLAN

PROJECT TO FOLLOW TEMPORARY EROSION CONTROL MEASURES
PER *DPNR ENVIRONMENTAL PROTECTION HANDBOOK*



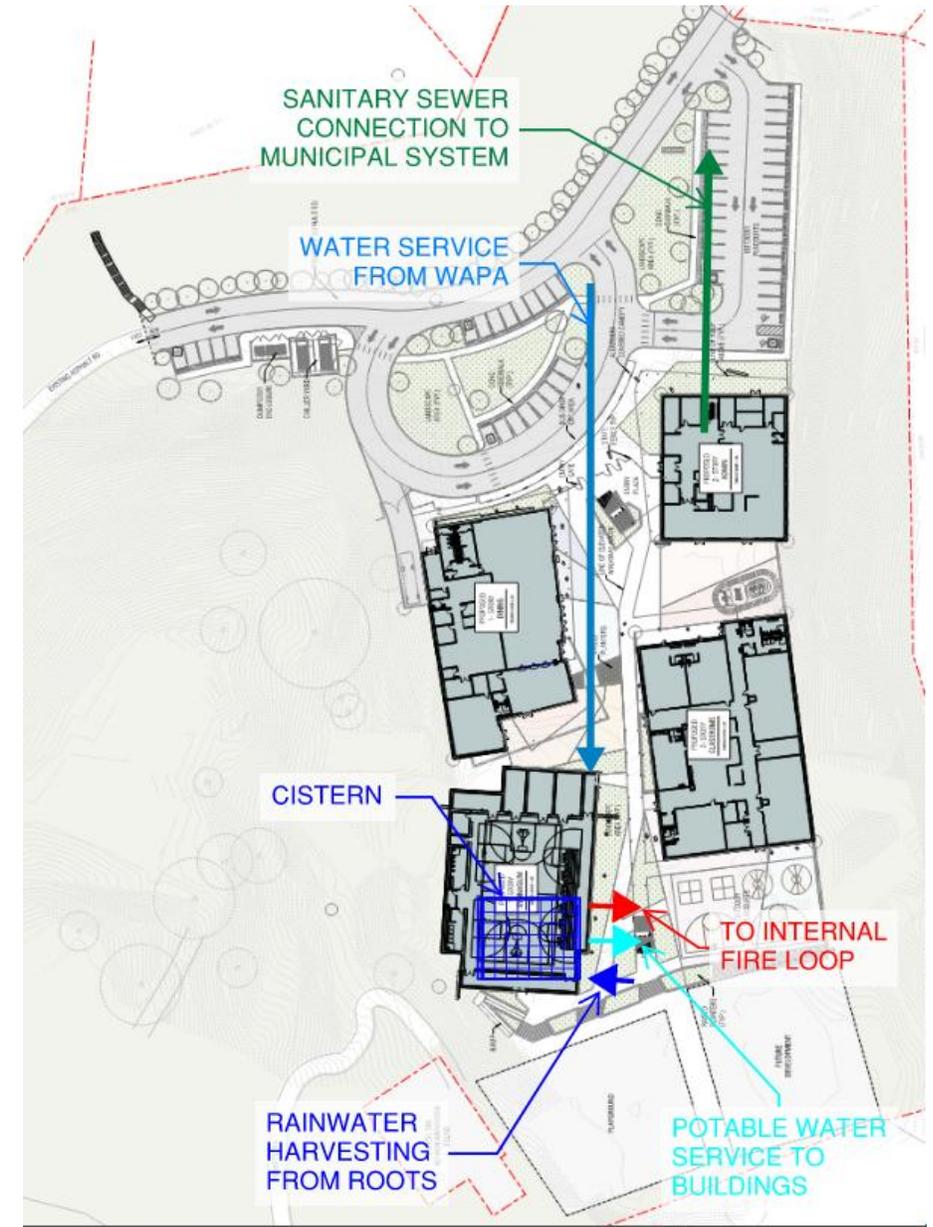
STORMWATER MANAGEMENT DESIGN

- DIVERT UPLAND RUNOFF AROUND SCHOOL SITE
- LIMIT OFFSITE DISCHARGE – PERMEABLE SURFACES, CISTERNS, VEGETATED SWALES, DETENTION AREAS
- HARVEST ROOFTOP RAINWATER
- TREAT WATER – SETTLEMENT, POLLUTION RETARDANT BAFFLES, VEGETATED SWALES
- MINIMIZE DOWNSTREAM EROSION AND FLOODING – SPREADER SWALES



POTABLE WATER AND SANITARY SEWER

- WATER SOURCES - WAPA AND RAINWATER HARVESTING
- CISTERN WITH TREATMENT SYSTEM
- INTERNAL PRESSURIZED FIRE HYDRANT LOOP
- GRAVITY SANITARY SEWER COLLECTION SYSTEM

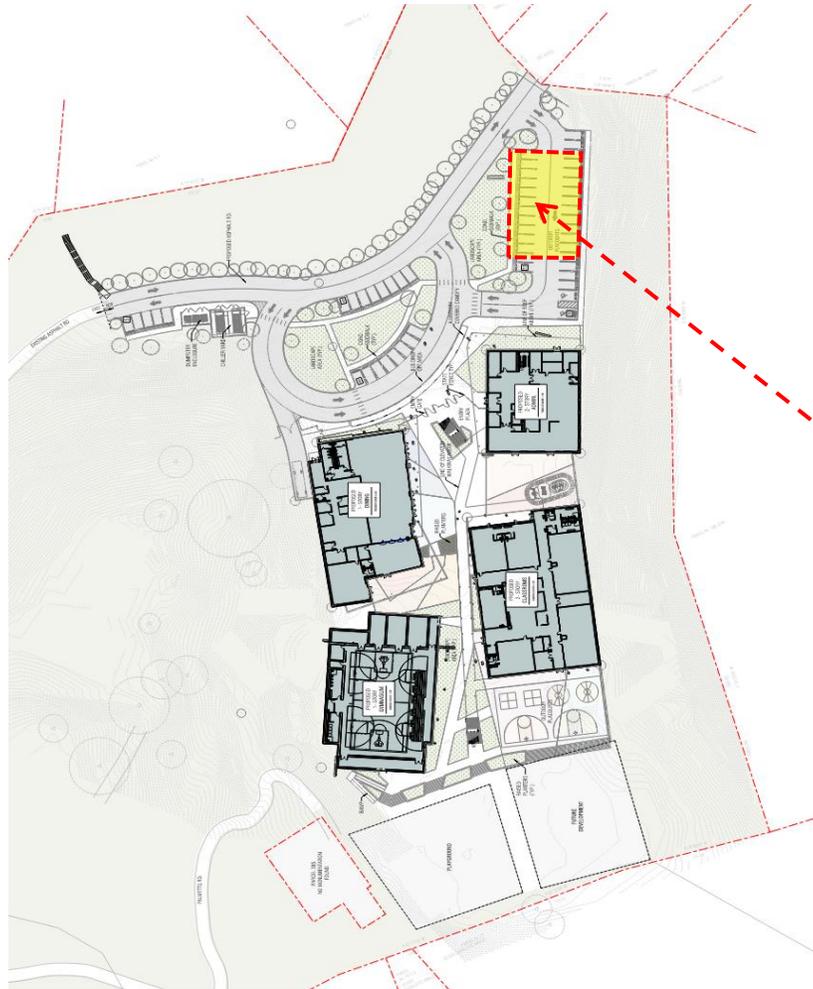




SCHEDULE AND PHASING

- 1 CONSTRUCTION PHASE
- ANTICIPATED CONSTRUCTION DURATION
 - 25 MONTHS
- OPPORTUNITY TO USE OLIVER AS TEMPORARY AREA TO RELOCATE STUDENTS FROM OTHER SCHOOLS

SCHEDULE AND PHASING

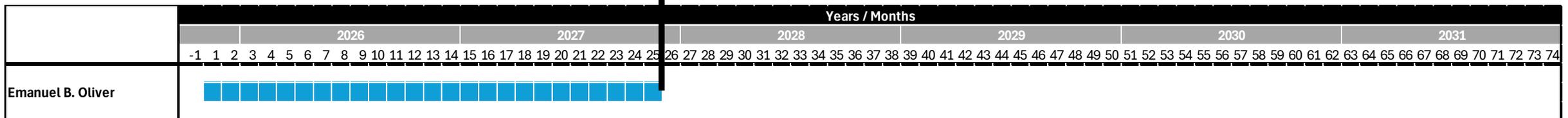


IF OLIVER IS USED AS TEMPORARY AREA FOR RELOCATED STUDENTS:

- STUDENT RELOCATION CAN ONLY HAPPEN DURING SUMMER BREAK
- CONSTRUCTION IS IN PROGRESS:
 - SUPPLEMENTAL TEMPORARY FACILITIES TO BE ADDED TO HOUSE STUDENTS
- CONSTRUCTION IS COMPLETE:
 - TEMPORARY FACILITIES MIGHT BE ADDED TO THE SITE TO SUPPLEMENT THE UNFINISHED AREAS UNTIL THEY ARE COMPLETED.
- 25 MONTHS NOT AFFECTED BY ADDITIONAL TEMPORARY FACILITIES

POTENTIAL SUPPLEMENTAL TEMPORARY FACILITIES (+/- 4000 SQFT)

DURATION:
25 MONTHS





**QUESTIONS
AND
COMMENTS**

