STATE OF AFFAIRS OF ST. EUSTATIUS CENTRAL ADMINISTARTION OFFICE (COS)

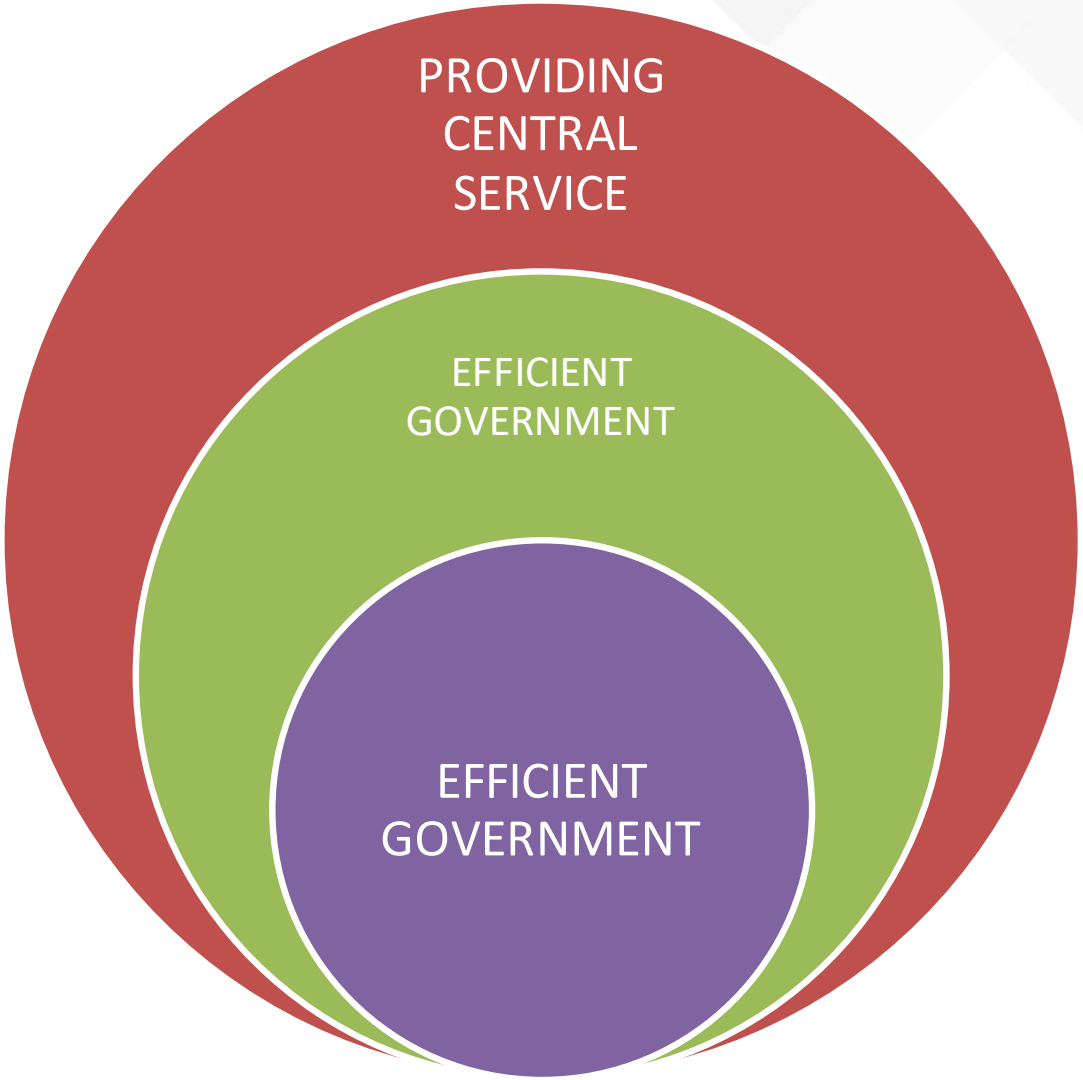
COS

1. VISISON FOR THE FUTURE Establish New Administration Office St. Eustatius
2. AGENDA
3. Background Information
4. Covenant
5. Financial
6. Program of requirements
7. Project Organization
8. Location
9. Schedule / Planning
10. Questions

PROGRAM OF REQUIREMENTS / PROGRAMMA VAN EISEN

- Functional room
- The required square meters
- Mutual relationship

WHY IS THE COS IMPORTANT?



THE EFFECTS OF OFFICES NOT CENTRALIZED

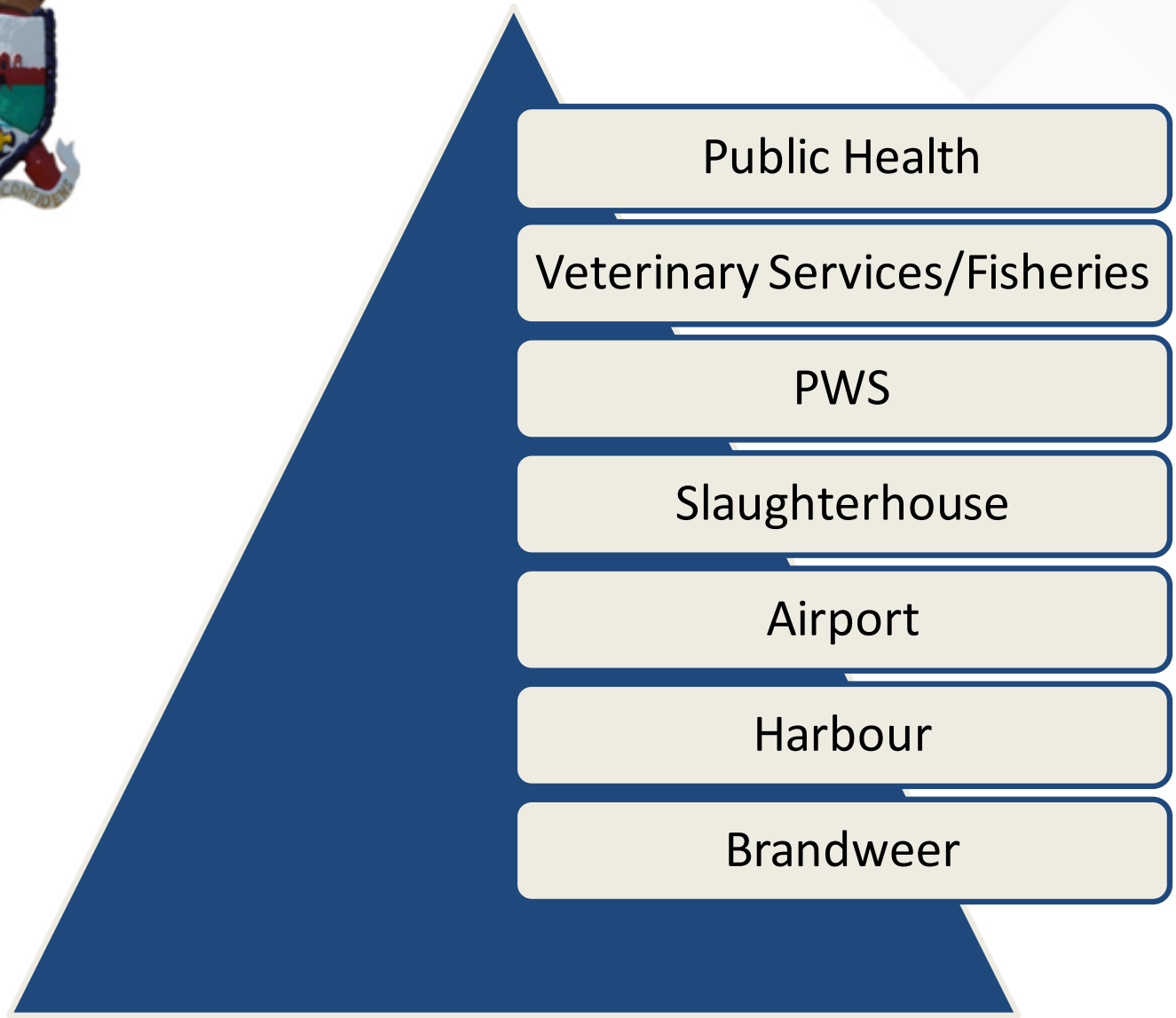
- DIFFICULT COMMUNICATION BETWEEN EXCO & UNITS AMONG
- INEFFICIENT SERVICE TO THE PUBLIC
- LIMITATION IN MANAGEMENT AND SUPERVISION OF STAFF
- LIMITATIONS IN ICT OPTIONS
- INEFFICIENT FACILITY MANAGEMENT
- INCOMPATIBILITY WITH ARBO
- NOT COMPLYING WITH THE “ONE STOP SHOP”

Pictorial
Government
Offices

WE HAVE 3 TYPES OF BUILDINGS

- GOVERNMENT OWNED
- RIJKSVASTGOEDBEDRIJF/MONUMENTS
- PRIVATE CITIZEN

WHO WILL NOT BE CENTRALLY HOUSED



STEERING COMMITTEE

- Government Commissioner
- Director BZK
- Director RCN SSO
- Director RVB

PROJECT GROUP

- Island Secretary
- Director ENI & Repr. ENI
- Director Business Operations
- Repr. BZK
- Repr. RvB
- Repr. RCN SSO
- GIS only when needed
- Central Purchasing Repr. When needed

BACKGROUND INFORMATION

2014 a covenant was concluded for the development of a joint office

From 2016 to 2018 the project has been inactive

In 2018 the OLE entered into talks with RCN to restart the project. This has led to a new schedule of requirements

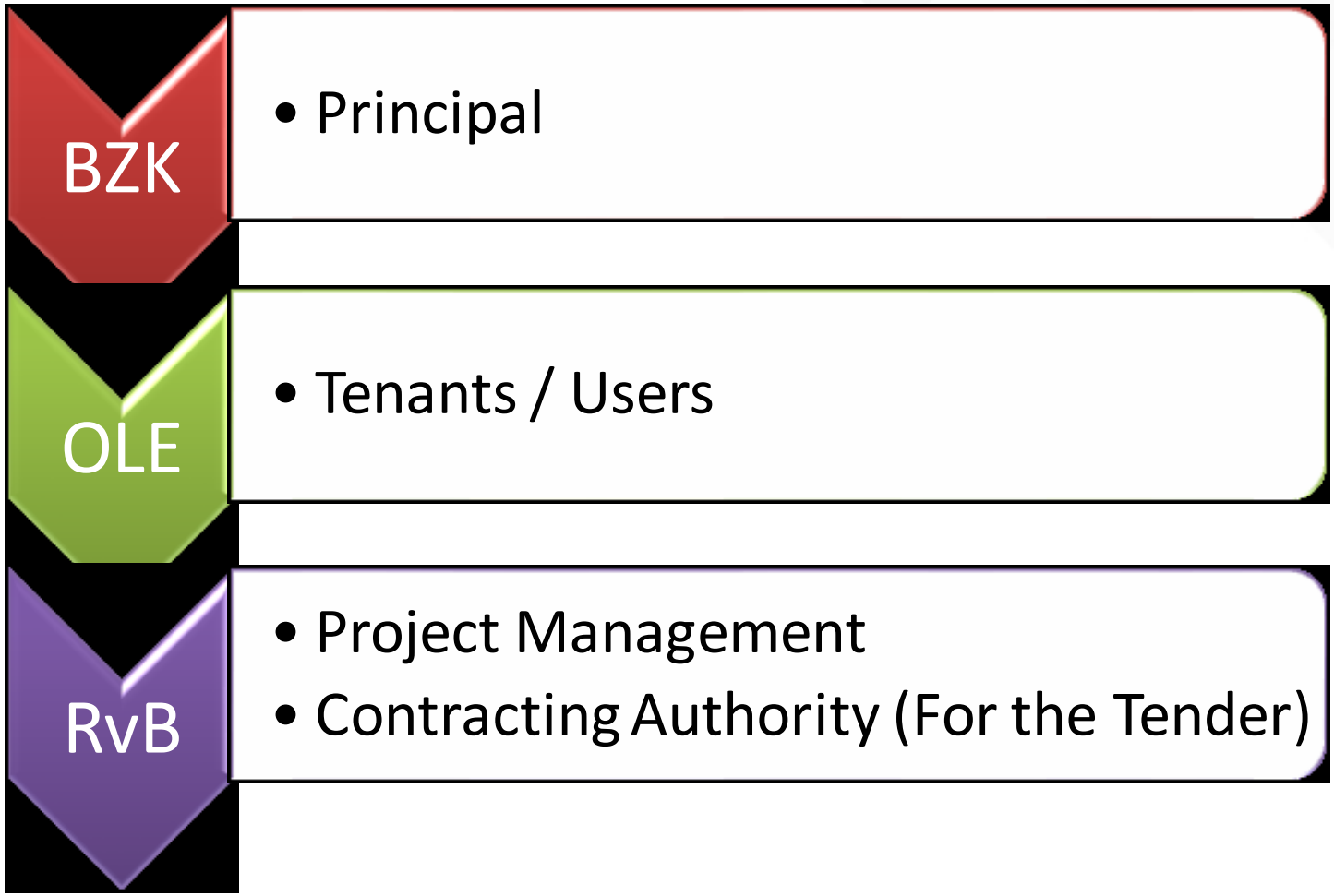
SCENARIO STUDY FOR COMMISSIONING PROCESS

OLE CANNOT USE INTEREST FREE LOAN OF FEDERAL GOVERNMENT

BZK/RVB THE SELECTED OPTION WAS CHOSEN

BZK/RVB/OLE COMPLEX ORGANIZATIONAL STILL SUBJECT TO EU TENDERING

CENTRAL ADMINISTARTION BUILDING



What do we want as a Public Entity? A new or renovation building?

- A location with all amenities
- a location will promote mutual cooperation
- the project will contribute to some area development of an area

EU TENDERING OBLIGATION

- THE KINGDOM GOVERNMENT OBLIGATED TO TENDER
- LOCAL PARTIES CAN PARTICIPATE IN THE EU TENDER. IF THEY DO NOT MEET THE CRITERIA THEY CAN TENDER IN COLLABORATION WITH OTHER PARTIES
- LOCAL KNOWLEDGE WILL BE ASKED IN THE TENDER. THIS REQUIREMENT WILL STIMULATE EUROPEAN PARTIES TO COOPERATE WITH LOCAL PARTIES
- IF RVB WOULD NOT BE PART OF THIS PROJECT, THE PROJECT REMAINS SUBJECT TO TENDERING DUE TO BZK AND RCN

WHAT IS THE ROLE OF RvB

- TAKES CARE OF THE MANAGEMENT OF THE PROJECT
- CONTRACTING AUTHORITY BUT WILL WORK CLOSELY WITH OLE AND RCN
- DECISION MAKING LIES BY RCN AND BZK

COVENANT 2014

- Owner Bld. is OLE
- The sale of historic buildings was also included in the 2014 covenant
- The 2014 agreement stipulated that the building would be registered in the name of the OLE.
- A building for OLE with a adjacent section for RCN

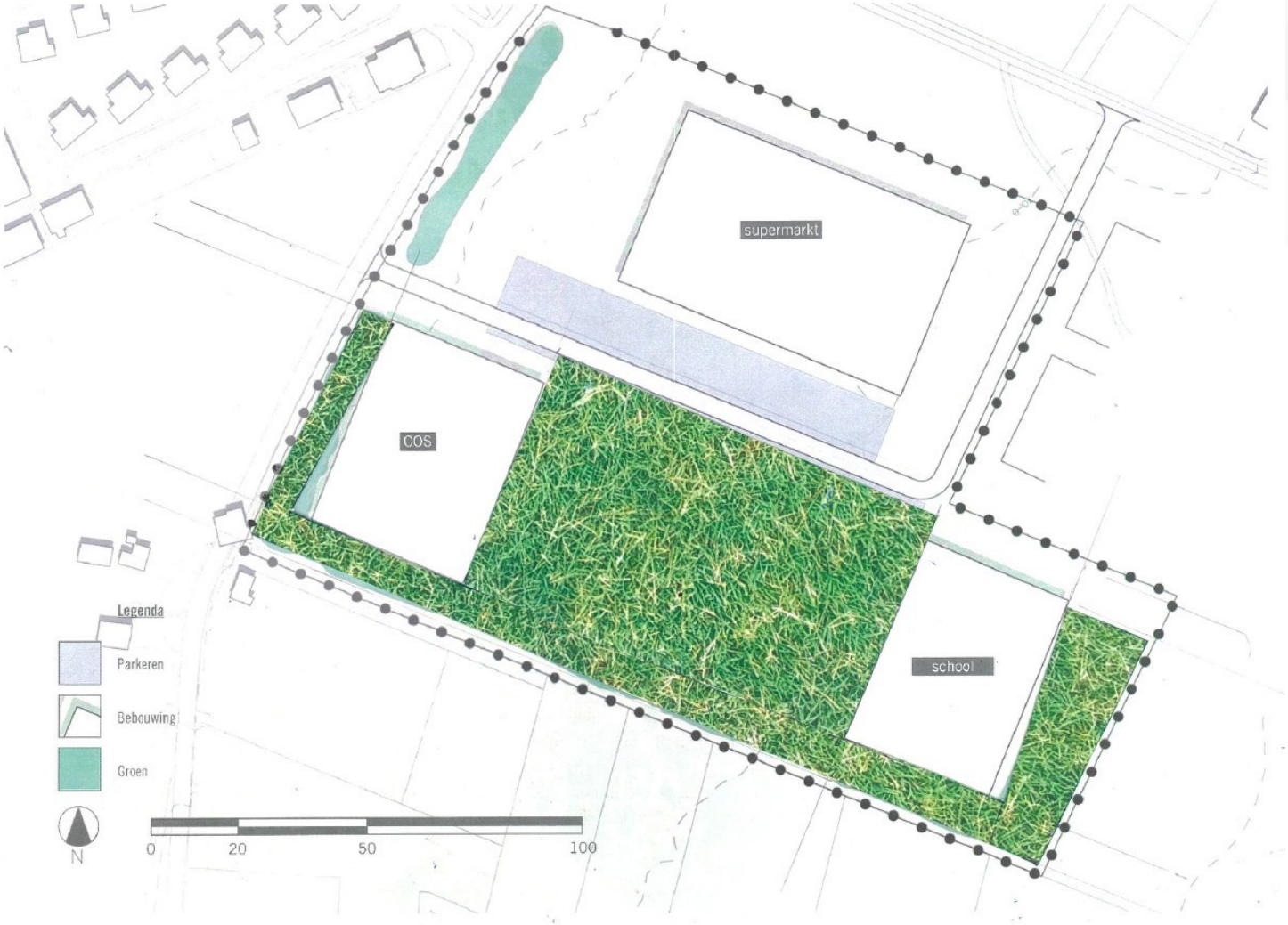
COVENANT NOW

- Owner is BZK
- The sale of historic buildings is also included in the 2021 covenant
- When the new covenant was drawn up, it turned out that this is not possible in terms of procedure. This has thus been corrected
- The building can be purchased by OLE at any time if the market value will be close to the book value, as there is hardly any market for this building. Loans are repaid annually

FINANCIAL

TECHNICAL

8. Location
(and other Technical Aspects)


supermarkt
COS
school
Legenda
Parkeren
Bebouwing
Groen
N
0
20
50
100

Why This Location ?

- Consensus that a new Gov. Admin Building was the most suitable option.
- Find appropriate design and most suitable location.
- Important deciding factors for selecting an area were that it would;
  - Facilitate future developments within the civil core as well as the community on a broader scale.

Why This Location ?

- Provide no sense of hindrance to any future development in and around the inhabited areas of the island.
- Provide optimal accessibility to commuters and all users.

After exploring several options it came down to 2 locations which met the required criteria, which is;

1. Vision of the island
2. Spatial planning
3. Affordability
4. Planning with the GVP school

The 2 locations were;

1. Present location of the GVP school (Ruby Hassell Rd.)
2. Duggins' Property (Dr. H.A. Korthalsweg)

After carefully examining each location to the 4 criteria, the best option was the Duggins Property.

The amount of 28.000 m2 is intended to be purchased.

Some Technical Details of the COS.

- A Two-story building
- Interior Area approx. 2522 m2.
- Mostly central Air-conditioning and Fresh air supply system.
- Smoke detection and Fire alarm systems.
- From level 0 to level 2 security system.
- Design with nature in mind.
- Design with the walking impaired/wheelchair bounded
- Design is in accordance with BES Code 20128 and Building Decree 2012

Some Technical Details of the COS. Continued

- The identifying of the required areas and space for the make up of the building had the input of all departments which will be housed there.
- The steps needed to be taken to achieve the above (within an estimated 5 years) are;
    1. Preparations
    2. Preliminary Designing
    3. Technical Designing
    4. Tendering (Europese aanbesteding)
    5. Construction execution
    6. Furnishing
    7. Commissioning

Spatial Planning;

- One of the most strategic endeavors of any administration is to ensure adequate and smart spatial planning. The duggins property will:
- Allow us to build with nature consistent with our Vision to build a green Statia
- Reduce inner town congestion
- Provides easy access to all essential services
- Adequate land-space designing and creating ample parking area for staff and clients.

Spatial Planning;

4.31 Residential Area - (to be detailed)

Objective

The zone 'Residential Area – to be detailed' has been posed on the open terrains in and near the present residential areas. Subdivision or allotment plans have not yet been laid down for these locations. Subdivision or allotment will be executed based on this spatial development plan and an detailed development plan. Within this zone not only housing is allowed. Amenities associated with a residential area are also allowed, such as shops and buildings for social, medical, cultural and educational amenities. As with 'Residential area – 2', small-scale agricultural activities and businesses are also allowed.

Article 31 Residential Area - to be detailed

31.1 Zoning definitions

a. The zoning area 'Residential Area –to be detailed is to be used for housing, apartment buildings, shops, offices, small-scale agricultural activities (horticulture, agriculture and live stock keeping), small-scale businesses and house bound professions. The allowed small-scale businesses are listed in Categories 1 and 2 of the List of Categorized Businesses (Bedrijvenlijst) registered in Appendix 1. Present businesses of a higher Category are also allowed;
b. Within the residential area to be detailed, also shops and buildings for social, medical, cultural and educational utilities and for overnight recreation are allowed;
c. Apart from buildings as listed under a and b, the associated utilities are also allowed. These include roads, paths, green areas, playing facilities, water courses, water storage, pavement, gardens, terrains, parking facilities and public utilities.