

VIRGIN ISLANDS NATIONAL PARK
Cruz Bay, St. John, U.S. Virgin Islands

CANEEL BAY
STRUCTURAL ASSESSMENT REPORT



NATIONAL PARK SERVICE (NPS)
SOUTH EAST REGION (SER)

July 2025

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Field Work Dates: July 10-18, 2025

Field Team:

Renee Flores, SERO (Region 2) Disaster Recovery Program Manager

Michelle Penick, SERO (Region 2) Asset Management Program Coordinator

Ian Pierson, SERO (Region 2) Asset Management Program Coordinator

Rachel Tyler, PE, WHHO Senior Structural Engineer

Nicholas Wagman, PE, WHHO Director of Design and Construction

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INTRODUCTION

Background

The Caneel Bay Resort was developed in the 1950s and an additional building campaign occurred in the 1980s. Hurricanes Irma and Maria devastated the property in September 2017, indefinitely closing the resort.

This report is a structural assessment of the resort structures conducted in July 2025 located within lease areas or potential lease areas for the Caneel Bay Redevelopment.

Methodology

This structural assessment was conducted using a non-destructive methodology focused on visual observation of accessible and exposed structural elements. Observations were made from ground level and from higher stories where accessible, without the use of ladders, lifts, or other equipment to access elevated areas. Roofs were evaluated with respect to the structural integrity of the framing, and roofing materials were identified and visually assessed from accessible vantage points.

No demolition, material sampling, or destructive or invasive testing was performed during the assessment. This approach provided a general overview of the condition of the structure without altering or damaging any components and was intended to identify any readily apparent signs of distress, deterioration, or unsafe conditions based on visible evidence.

This assessment did not include evaluation for environmental hazards such as asbestos-containing materials, lead-based paint, mold, or other potentially hazardous substances. Identification and analysis of such materials require specialized testing and are outside the scope of a structural assessment. Any materials suspected of containing environmental hazards were not disturbed or sampled. If concerns exist regarding the presence of hazardous materials, further investigation by a qualified environmental professional is recommended.

General Recommendations

As a visual assessment it is important to note that concealed structural conditions may exist which were not observable as part of this investigation. The following general observations/recommendations are provided based on specific structural types and materials:

- **Wood-Framed Structures:** Extensive termite activity was observed throughout the Caneel Bay resort area. Any renovation or re-use of existing wood-framed structures should include a thorough inspection for concealed termite damage and potential structural compromise. Remediation or replacement of affected wood members may be necessary depending on the extent of deterioration.
- **Concrete Structures:** Many of the concrete buildings and elements assessed have been exposed or partially exposed to the corrosive marine environment since the 2017 hurricanes. Visual signs of deterioration were noted in multiple areas, including efflorescence and surface cracking. Renovation and re-use of these structures should include evaluation for potential reinforcement corrosion and associated loss of bond or concrete strength, particularly in areas showing visible distress.
- **Vegetation and General Maintenance:** Since the hurricanes, the structures have largely been unmaintained, and vegetation has significantly encroached upon and, in some cases, physically impacted the buildings. It is recommended that invasive vegetation be carefully removed from all structures to prevent further damage, facilitate repair access, and enable more detailed structural evaluation where needed.

Structural Assessment Categories

As part of the Structural Evaluation each structure was assigned one of the following categories:

- **Structurally Sound**

Structures designated **Structurally Sound** are buildings where the main structural systems (bearing walls, columns, beams, roof framing systems, etc.) are in generally good condition and require minimal structural renovations to be useable again.

- **Potentially Repair or Rebuild**

Structures designated **Potentially Repair or Rebuild** are buildings where the main structural systems require repairs or rebuilding of select elements to make the building structurally sound. The structures have sufficient structural elements in acceptable condition that repairs of the structures seems possible and reasonable.

- **Structurally Unsound**

Structures designated **Structurally Unsound** are buildings where the main structural systems are severely compromised. While repairing the structure may be possible, the repair to the structure is so significant that demolition should be considered and evaluated.

The Structural Assessment Categories are evaluations based on the visual assessment methodology outlined above. These categories reflect the observable structural condition at the time of assessment; however, further investigation may provide additional information that would change the category. It is important to note that these assessments do not account for the historical significance of any structure or its potential suitability for specific redevelopment uses. The categories are not intended as recommendations for preservation, repair, or demolition, but rather as a technical assessment of structural condition. Final decisions regarding the future of each structure shall be made by the developer and the National Park Service (NPS), taking into account costs, redevelopment needs, regulatory considerations, and broader project goals.

STRUCTURES SUMMARY

The table below presents a summary of the structural condition ratings assigned to each group of buildings (grouped by shared roof enclosure) based on the visual assessment findings:

Structural Assessment Category Summary		Report Totals
Structurally Sound		47
Potentially Repair or Rebuild		39
Structurally Unsound		15

WELCOME CENTER



Building: 88 Welcome Center Gate

Structural Assessment: Structurally Sound

Primary Occupancy: Security

Number of Stories: N/A

Number of Residential Units: 0

Component	Material	Notes
Pier	Reinforced Stone	Approximately 2' sq x 6'-8" tall. Stone piers appear to be in good condition.
Gate	Aluminum	Each gate leaf is approximately 116" wide by 78" tall and constructed with 2" deep painted aluminum tubes. The east gate has damage to one of the vertical leaf sections

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Building: 88 Welcome Center

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy:

Historically Security

Number of Stories: 1

Number of Residential Units: 0

Type: Semi-Detached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Masonry	
Roof	Timber Truss / Timber Rafters / Wood Shingles	Signs of termite activity. Impact damage bottom chord of truss. The secondary framing rafters showed signs of excessive termite and water damage in select areas. Damage was especially prevalent at the hip rafter over the storage room and comfort station.

Notes:

- The main Welcome Center structure consists of a guard booth in the center of the road and a storage closet/generator room on the west side of the road. They are connected with a covered roof which extends over the entrance lane. On the east side of the road there is a small comfort station which is independent from the main structure. There is not a roof covering the exit lane of the road.

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GARDEN VIEW



Building: 57 Garden View Units 132-133

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Cracks at NE wall corner, NW foundation of 132, and vertical crack in dividing wall between 131 and 132.
Walls (Non-Structural)	Concrete	
Roof	Wood framed/ Metal Roof	Vegetation growing in gutter, termite damage potential
Stairs	Concrete/ Wood	
Deck / Railings	Wood	Decks and railings have failed.

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Building: 50 Garden View Units 134-135

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Moisture infiltration at north side of 135.
Walls (Non-Structural)	Concrete/ Wood	
Roof	Wood framed/ Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs	Concrete	
Deck / Railings	Wood	Decks and railings have failed.

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Building: 49 Garden View Units 136-138

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 3

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Cracks observed in walls running north-south. Crack in north wall of custodial closet. Widening gap between custodial closet and main building. Cracks observed in concrete column and concrete wall near entrance of 136.
Walls (Non-Structural)	Concrete / Wood	Cracks observed in concrete partition walls running north-south.
Roof	Wood framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs	Concrete	Differential movement at exterior concrete stairs.
Deck / Railings	Wood	Decks and railings have failed.

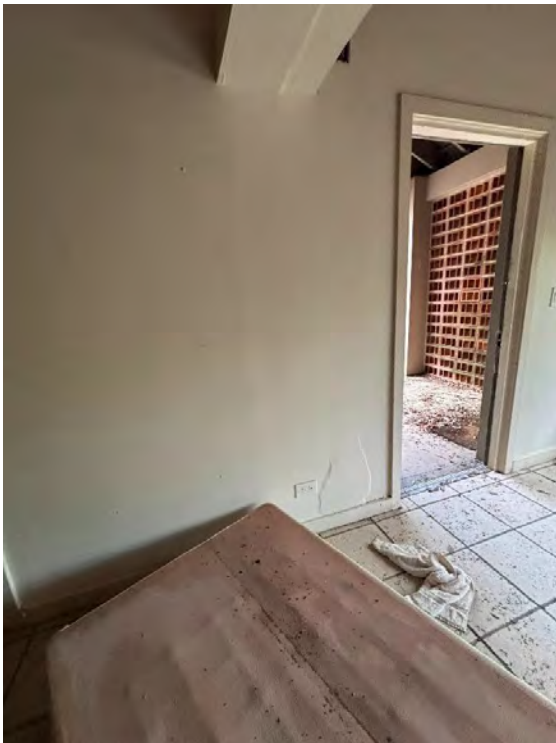
Recommended Further Investigations:

- Recommend further investigation to identify underlying problems causing wall cracking. There is evidence of previous repairs at cracks that have failed. Wall cracks indicate that there may be differential foundation movement.

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Building: 51 Garden View Units 139-140

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Vertical crack in south wall of 140. Vertical crack with signs of previous repair on north wall of 139, water infiltration and spalling of parging on interior face of wall.
Walls (Non-Structural)	Concrete/ Wood	
Roof	Wood framed/ Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs	Concrete	
Deck / Railings	Wood	Decks and railings have failed.

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Building: 52 Garden View Units 141-142

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 2

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Cracked column on east side of building.
Walls (Non-Structural)	Concrete/ Wood	West infill wall of unit 141 shifted from original position.
Roof	Wood framed/ Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs	Concrete	
Deck / Railings	Wood	Decks and railings have failed.

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Building: 53 Courtside Units 143-152

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 2

Number of Residential Units: 10

Type: Attached

Component	Material	Notes
Floor	Concrete	1 st floor is slab on grade, 2 nd floor is elevated structural slab.
Walls (Structural)	Concrete	
Walls (Non-Structural)	Wood	Severe deterioration. Most of the exterior north facing walls have completely failed on the 2 nd floor and severely damaged on the 1 st floor.
Roof	Wood	Severe failure. A significant percentage of the wood roof has collapsed. Termite tubes noted throughout the structure.
Stairs/Railings	Stairs – Concrete Railings - Wood	Wood railings are damaged and rotten.
Exterior Deck	Wood	Severe deterioration of all exterior decks. Unsafe to walk on.

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Building: 54 Garden View Unit 153

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Termite tubes observed.
Walls (Non-Structural)	Stone	
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	Cracked and spalled concrete at elevated slab portion.

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Building: Custodial Closet (Adjacent to 153)

Structural Assessment: Structurally Sound

Primary Occupancy: Custodial

Number of Stories: 2

Number of Residential Units: 0

Type: Attached

Component	Material	Notes
Floor	Concrete	1 st floor is slab on grade, 2 nd floor is elevated structural slab.
Walls (Structural)	Concrete	
Walls (Non-Structural)	N/A	
Roof	Wood Framed / Metal Roof	
Stairs/Railings	Concrete	Metal stair nosing separating from concrete stairs.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 154

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 155

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Termite tubes observed.
Walls (Non-Structural)	Stone	
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 156

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Termite tubes observed.
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 157

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Termite tubes observed.
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 158 and Attached Utility Room

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 159

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 160

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Vertical cracks near rear exterior wall joint.
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 161

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Partially collapsed roof at rear of building. Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 162

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 54 Garden View Unit 163

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	Exterior concrete cap is spalling.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Interior cladding at underside of roof is buckling. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 55 Garden View Unit 164

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	
Walls (Non-Structural)	Stone	
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 55 Garden View Unit 165

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	Large tree growing on rear concrete slab.
Walls (Structural)	Stone	
Walls (Non-Structural)	Masonry (CMU)	Severely damaged exterior partition wall between 165 and 166.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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Building: 55 Garden View Unit 166

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Interior water damage.
Walls (Non-Structural)	Masonry (CMU)	Severely damaged exterior partition wall between 165 and 166.
Roof	Wood Framed / Metal Roof	Vegetation growing in gutter. Potential termite and water damage.
Stairs/Railings	Wood	Severely deteriorated.
Sidewalk	Concrete	

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