MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach FL 33139

LTC# 443-2022

LETTER TO COMMISSION

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: October 25, 2022

SUBJECT: **6701 Collins Avenue – Deauville Demolition Update**

The purpose of this Letter to Commission (LTC) is to provide an update on the demolition of 6701 Collins Avenue (Deauville Hotel).

The city has approved an implosion permit for contractor BG Group LLC for the hotel tower at 6701 Collins Avenue, with an implosion date of Sunday, November 13 at 8 a.m.

The BG Group LLC has received all proper permits, including a city building permit, FDOT road closure permit, demolition permit and Miami-Dade County Blast Permit in order to allow explosives to be brought to the site. The structural modification permit also had its approved final inspection prior to the issuance of the demolition permit.

Miami Beach Fire and Police will be in the area coordinating traffic and assisting in the implementation of an Exclusion Zone between Collins Avenue and Harding Avenue from 65 - 70 streets. At 7:30 a.m., traffic on Collins Avenue will be closed at 65 Street and diverted to Indian Creek Drive. Following the implosion and "all clear," the BG Group LLC will immediately begin to clean dust along Collins Avenue and the roadway is expected to reopen by 10 a.m.

The BG Group LLC has commenced notifying adjacent properties of the upcoming implosion. The city has required that all properties 750' from the tower receive a notification from the contractor, which is an increase from the required 375' notice radius. Attached is the resident notification letter that was shared by the contractor. City staff will also share traffic impacts to residents via email, social media and text alerts.

Should you have any questions, please contact Eric Carpenter at ericcarpenter@miamibeachfl.gov

ATH/EC

YOUR ATTENTION PLEASE

In accordance with local permitting requirements, Deauville Associates, LLC (the Property Owner), The BG Group LLC (Prime Demolition Contractor), and CDI would like you to be aware that on Sunday, the 13th of November, 2022, as soon after 8:00 AM as safety and preparations permit, the structurally dilapidated high-rise portion of the Deauville Beach Resort Hotel, located at 6701 Collins Avenue, will be demolished by implosion down to an elevation where BG Group can safely access the debris and better control dust during removal of same from the site.

Implosion is a process where selected supports in a building are sequentially disrupted over a matter of seconds, allowing gravity to bring the structure down to grade within the demolition site in a highly controlled manner. CDI has used this implosion method thousands of times around the world over the past 70 years and in the Miami area since the early 1970s to assist Property Owners and Contractors in the safe and expeditious removal unwanted structures.

The most recent south Florida application of CDI implosion services was in CDI's felling of the remainder of the partially collapsed Champlain South Condominium with The BG Group in Surfside, Florida, to permit search and rescue operations to continue safely.

There are several points we would like to make you aware of:

1. In accordance with regulatory requirements and to the satisfaction of regulatory agencies, all environmental remediation to remove regulated materials has been completed at the site, prior to the implosion.

2. Dust is an unpreventable byproduct of all types of demolition. With a wrecking ball or high-reach excavator, the building is slowly demolished from the top-down, creating noise, vibration and releasing dust over a period of months. With implosion, the same quantity of dust is released in a matter of seconds on a precise, pre-determined schedule after precautions have been taken to mitigate the impact of that dust on properties and businesses in the area.

3. As a precautionary measure, we recommend you see that all windows, doors, and air intakes are closed and cover any other openings that might allow dust to enter your apartment, house, or building at the time of the implosion. We also recommend that you turn off all exhaust fans before or at the time of the implosion as these might draw air into your building through small, existing openings around doors and windows. You might also consider bringing dust-sensitive plants in from outside areas, as well, and bring in or cover patio furniture to facilitate post-implosion dust cleanup.

4. Even though The BG Group has pre-removed a significant amount of interior debris that would otherwise have increased dust from the implosion, there will likely be a significant amount of dust in the block immediately surrounding the demolition site. Dust may also drift downwind of the Exclusion Zone depending on weather conditions.

   People with respiratory issues or those who are otherwise sensitive to dust or even loud noises should stay inside their structures until dust from the implosion clears and the area/is cleaned up. Or they may wish to plan on being "elsewhere" during the implosion for their own comfort. Anyone choosing to leave, should be out of the Exclusion Zone at least an hour before the implosion. They should be able to

re-enter the area within a couple of hours following the implosion once the police reopen the streets, and dust and noise are no longer of concern to them.

5. For several days prior to the implosion, an independent engineering group will perform a detailed exterior pre-demolition photographic survey to document the pre-existing condition of adjacent structures/properties in accordance with applicable regulations. They will also set up noise and vibration monitoring instruments around the demolition site to monitor actual levels of same generated by the implosion of the structure.

   That firm will contact property owners before the pre-survey and will conduct a follow-up post-implosion survey immediately following the implosion to determine whether or not any changes have taken place in the structures as a result of the demolition.

6. Early the morning of the implosion, the Miami Beach Police Department will set up an Exclusion Zone/Safety Area around the demolition site, including the beach east of the demolition site. That area will be cleared of traffic and persons outside of buildings during the implosion to prevent people from being too close during the felling of the structure. If your property is one of the few structures adjacent to the Deauville Hotel to be vacated during the implosion, you will be contacted directly, in that regard. For those persons with property inside the Exclusion Zone, we ask that you cooperate with the Police Department, contractor personnel, and your building manager's representative. Everything they ask of you is to minimize inconvenience or to promote your and your property's safety.

7. Depending on wind conditions following the implosion, dust may linger in the general area for several minutes before The BG Group's crews begin cleanup of same, starting with streets and sidewalks to re-open traffic in the area. Depending on wind speed and direction on the day of the implosion, the dust may or may not even reach your property, even if you are within the Exclusion Zone.

8. More than 100 years of vibration/noise monitoring data assembled by the US Bureau of Mines established guidelines for safe vibration and noise levels around blasting sites. The projected vibration from this project is well below allowable limits at adjacent properties. Noise levels are expected to be no louder than a summer thunderstorm.

9. The BG Group expects the streets to be reopened and the majority of the dust to be cleaned up within a few hours, returning members of the community and local businesses to normal activities and operations.

Should you have any questions, please direct them to:

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The BG Group LLC
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