



BRICKELL KEY

DEMOLITION PROTOCOL

General Contractor

Moss Construction Company

Prime Demolition Contractor

The BG Group LLC

Blasting Subcontractor

Controlled Demolition Inc.

Traffic Control

MOT Plans Inc.

**Vibration Estimates,
Monitoring and
Pre-/Post-Surveys**

GEI Consultants Inc.

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Introduction

In June 2023, Swire Properties announced its final development on Brickell Key. This project will complete Swire's 40-year master plan and includes the closure and demolition of the hotel located adjacent to the southern tip of the island.

During 2025, Swire held more than 10 information sessions with Brickell Key residents and the greater Brickell community. In these sessions, our demolition experts shared preliminary details on the demolition efforts of the hotel structure as well as an initial timeline.

IMPLOSION DATE

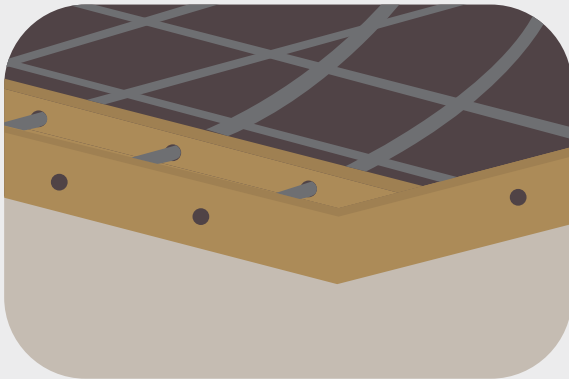
04-12-2026

08:30 AM

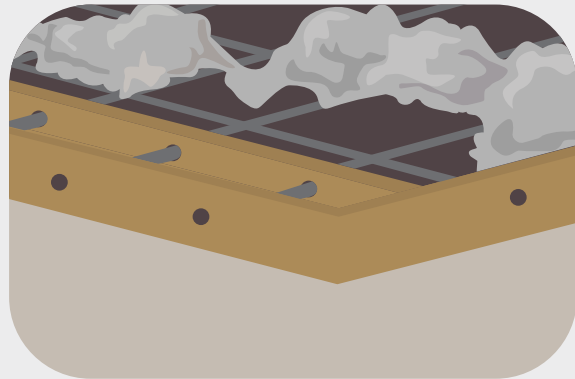
Method Selection

The former hotel is a 23-story building with a 6-story parking garage featuring unbonded tendons, post-tensioned, and reinforced concrete structures.

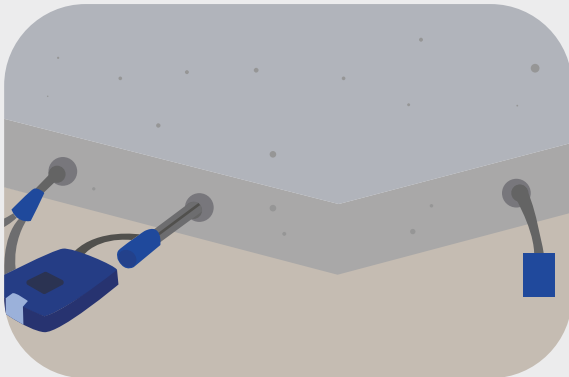
1. Installation of tendons



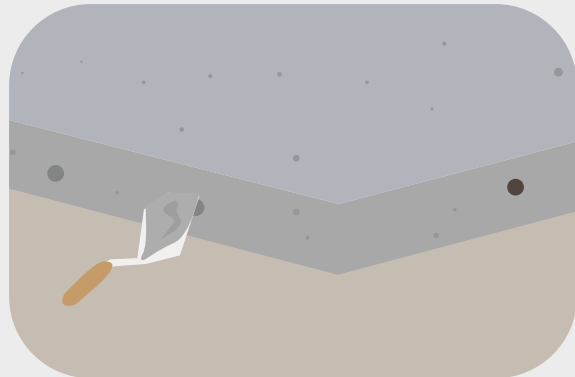
2. Pouring the concrete



3. Tensioning



4. Finishing touches



Demolishing this structure with a traditional or conventional method would require cutting each tensioned cable individually, which is an unpredictable process that includes safety risks for demolition workers and the community.

For almost two years, a team of highly specialized demolition experts – including The BG Group, CDI, Pepper Engineering Group, Thornton Tomasetti and Moss Construction – studied viable demolition methods in collaboration with the City of Miami. Implosion was determined to be the most appropriate option after taking into account: safety for workers and the community; disruption to the island; and impact on the project's schedule.

Effects of Implosion

Dust, debris and vibrations are typical during both conventional and implosion demolitions. The main difference is that, in the case of an implosion, these results are condensed into a much shorter timeline.

● **Vibrations:**

The building will not impact the ground as a monolith. Rather, broken or fractured debris will strike the ground over a duration of several seconds.

Implosion is not typical blasting. Instead, it is the engineered progressive failure of a structures induced by the systematic modification or elimination of structural supports, using small quantities of strategically placed explosives, which allow gravity to bring the structures to grade. Because of this, any resulting vibrations are expected to be well below the allowable statutory levels set by relevant authorities and accordingly, no damage is expected for neighboring structures as a result of such vibrations.

● **Dust:**

Dust is an unpreventable byproduct of all types of demolition. With implosion, dust is released in a matter of seconds on a precise and pre-determined schedule. Precautions have been taken to mitigate the impact of that dust on properties and businesses in the area, such as modifications to the structure to remove almost all interior and exterior non-structural concrete walls and drywall.

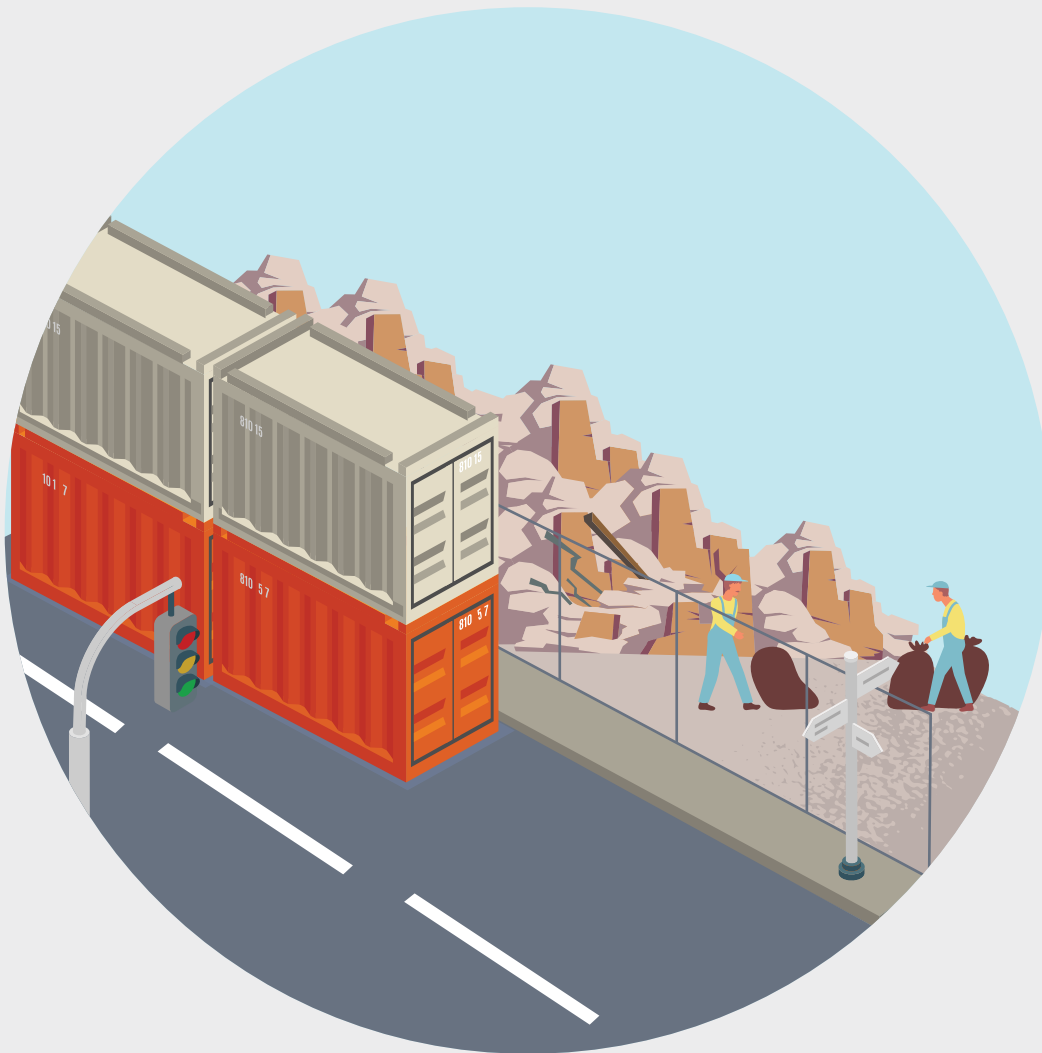
Depending on wind conditions following the implosion, dust may linger in the general area for several minutes. Once cleared, cleanup begins, starting with streets and sidewalks, to re-open traffic in the area. The cleanup process is expected to finish by 1:30pm. Wind speed and direction on the day of the implosion will affect whether dust reaches your property, even within the Exclusion Zone.

Of note, all hazardous materials have been removed from the building. As an extra precaution, a specialized firm will install air quality monitors to verify the area's air conditions.

● Debris:

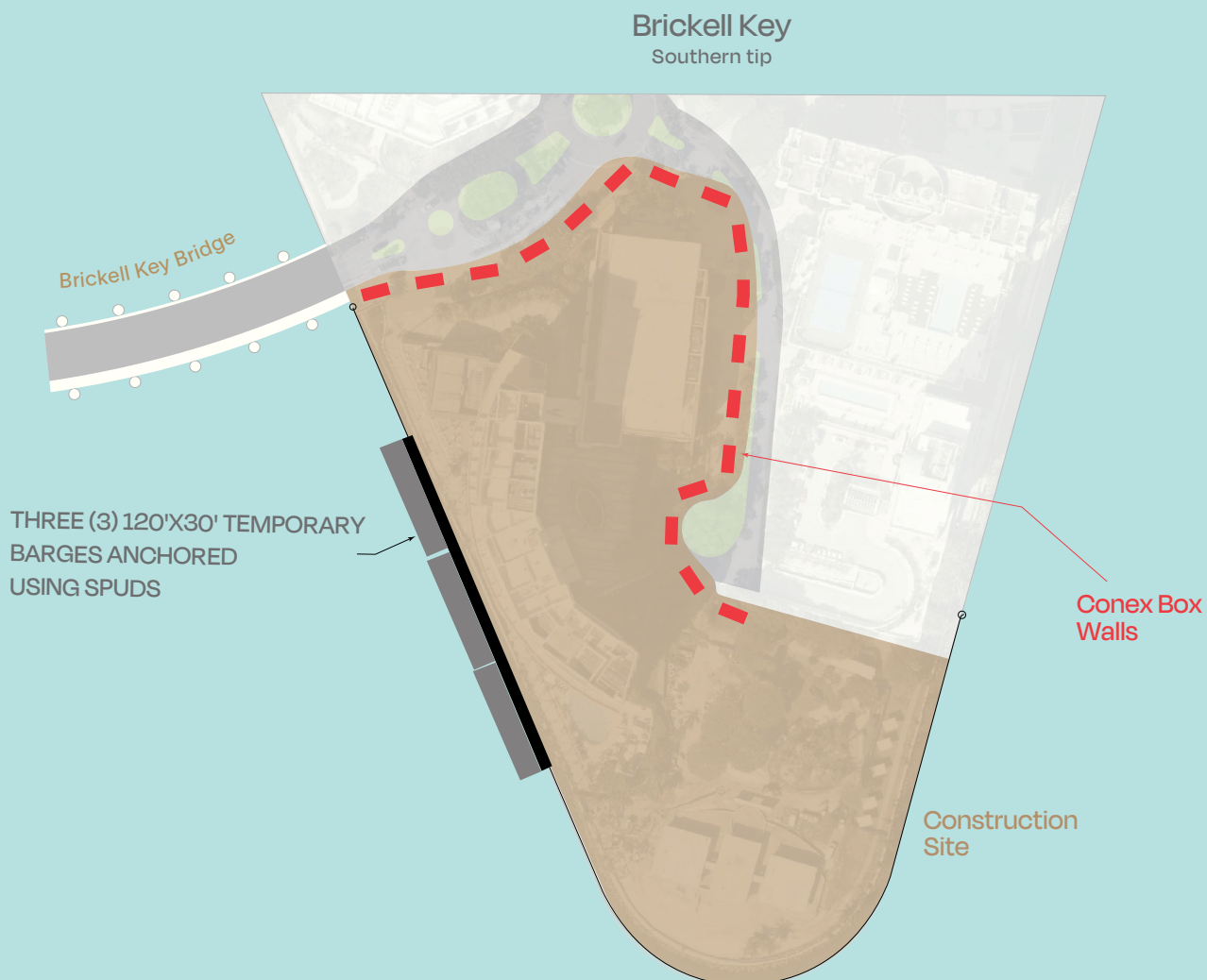
With implosion, it is expected that resulting debris will remain within the footprint of the building.

To facilitate this, the demolition team is planning to leave some walls of the parking garage structure intact during the implosion to help contain the debris. In addition, Conex Box walls will be installed along the perimeter of the site to redirect airblast.



In addition, temporary barges will be placed in the water adjacent to the hotel structure to catch any debris that might inadvertently fall into Biscayne Bay. A study conducted by a specialized marine biologist concluded that, because the building is being stripped of all hazardous materials, any debris that falls into the water would not be harmful.

However, pre and post blast surveys of the bay will be conducted by a specialized firm. Any debris that may enter the bay will be removed immediately post blast by trained crews.



Demolition Timeline

May 31 2025

-Hotel Closure.

June to November 2025

-Asbestos Abatement.
-Interior Demolition.

December 2025 to March 2026

-Structural Modifications.
-Preparations for Structure Implosion.

3 to 10 Days before Implosion

-Pre-demolition surveys of adjacent improvements to remain will be performed.

-Delivery of protection materials by The BG Group to neighboring buildings.

-Explosives will arrive on site, and they will begin to be placed on upper blast floors in the building.

-Extra security guards as well as local authorities will always be at the site at all times.

-Vibration Monitors will be installed around the demolition site.

-Independent, third-party, pre-demolition surveys of the bridge and immediately adjacent improvements will be completed.

-Barges will arrive at the site and be placed in front of the hotel.

1 to 3 Days before Implosion

-Placement of explosives will be completed.

Implosion Day Timeline (April 12, 2026)

4:00 AM	-Final setup of barricades and signage and begin to secure the Exclusion Zone on land and water.	8:29 AM	-Three (3) 1-second-long sirens will sound indicating the implosion is imminent.
6:00 AM	-Vibration monitors install to be completed. -Final check on sequencing and initiation systems.		-If there are incidents preventing the implosion from proceeding safely, the countdown will stop and revert to a "hold" at one (1) minute, and will recommence at one-minute once such issues have been
6:30 AM	-Residents who wish to leave the island must do so before 7:00AM. -Emergency vehicles staged on island for any incidents.		-Final confirmation that the Exclusion Zone is clear. -An audible 10-second-long final countdown will commence.
7:30 AM	-Exclusion Zone to be cleared on land and water. Due to the Brickell Key Bridge being within the Exclusion Zone, traffic in and out of the island will be restricted, except for emergencies. -BG Group and Police personnel will be placed at the adjacent properties to ensure that residents remain inside. -Cleanup crews and equipment prepositioned. -Building Managers to announce the beginning of the one-hour countdown. -BKMA to send emergency text messages and emails to residents announcing the beginning of the one-hour countdown.	8:30 AM	-Implosion sequence initiated, causing the structure to fall over in approximately 20 seconds.
8:00 AM	-Area security to be checked. Confirmation from demolition crew that Exclusion Zone is clear, save for traffic on Brickell Key Drive. -Traffic on Brickell Key Drive will be stopped at the direction of the Miami Police Department and cleared. Traffic will only open in the case of medical emergencies. -Building Managers to announce the 30-minute countdown. -BKMA to send emergency text messages to residents announcing the beginning of the 30-minute countdown.	8:35 AM	-Demolition area inspected. -One (1) 5-second-long siren will sound indicating the "All Clear". -After All Clear, Building Managers to announce the implosion was carried out safely and successfully and remind residents to remain inside until dust cloud clears. -After All Clear, BKMA to send emergency text message and special email to residents announcing the implosion was carried out safely and successfully and remind residents to remain inside until dust cloud -Property protection measures on neighboring buildings can be removed as soon as dust has cleared. -Demolition crews will begin to clean up the streets and common areas.
8:15 AM	-BG Group will turn on dust suppression systems.	1:30 PM	-Traffic will be fully reopened. -BKMA to send emergency text message and special email to residents announcing that streets have been cleaned up and regular activities can resume.
8:28 AM	-Two (2) 5-second-long sirens will sound indicating 2-minute countdown to the implosion. -BKMA to send emergency text messages to residents announcing the beginning of the 2-minute countdown.		

Post implosion

April to October 2026

This part of the process will last 4 to 6 months

-The demolition crew will clean up onsite debris using trucks that will be tightly choreographed in and out of the island.

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Exclusion Zone

This zone indicates the area where people are not to be outside or on top of structures during the implosion.

The area will be cleared of traffic and people outside of buildings prior to the implosion. For those people with property within the Exclusion Zone, we ask that you cooperate with contractor personnel and your building manager's representative.



Safety Recommendations

Residents of Brickell Key and surrounding areas:

-  Close windows and doors tightly.
-  If there are large gaps in between windows or doors, place towels or tape to help.
-  Take potted plants and outdoor furniture inside your unit or cover with tarps.
-  Remain inside your unit until the dust cloud has cleared entirely.
-  Keeps your pets inside your units.
-  There's no need to evacuate the island during the implosion, however, if a resident decides to do so, they must leave before 7am on April 12, 2026.
-  Traffic will re-open after dust has cleared and been cleaned up. Residents who decided to leave can expect to return to the island by 1:30pm the latest.

Building Managers of High-Rise Structures including Condominiums and Office Buildings:

- 1 Turn off all exhaust systems.
- 2 Buildings on Brickell Key are suggested to deactivate garage doors while the Exclusion Zone is being enforced. Emergency vehicles will be on the island and will be available if needed.
- 3 Turn off air intakes and close louvers on HVAC air intake systems or cover them with Geotextile fabric.
- 4 Place smoke detectors on test mode. These detectors can't tell the difference between smoke and dust.
- 5 Make sure elevator doors are closed, and all stairwell doors are closed to reduce any chimney effect, which occurs when stairwells and elevators shafts draw air in at the base and exhaust it out of the top of the building.
- 6 Ground level exterior intakes should be covered with Geotextile fabric and weighed down with sandbags.
- 7 Pools vulnerable to dust can be covered with poly sheeting. To keep the poly from taking on water and sinking, use pool balls and blow-up rafts to support the poly. Then use sandbags around the outside edge of the pool to hold the poly in place.
 - Close resident access to the pool while it is covered since falling into a pool covered with poly could be dangerous. Guards must remain vigilant of pools while covered.

Restaurants:

-  Discuss scheduling for the day of implosion since traffic and access will be disrupted for the entire morning.
-  Turn off exhaust fans on hoods.
-  Make sure there are no gaps around doors or windows.

