

Monday, February 2, 2026



The Residences at Mandarin Oriental, Miami

BKMA Weekly Moss Newsletter Update

February 2, 2026, to February 7, 2026

Issued: February 2, 2026

BKMA Community,

Thank you for your continued patience and cooperation as Moss and Swire continues demolition and preconstruction activities at The Residences at Mandarin Oriental, Miami. The project team remains focused on maintaining a safe, well-coordinated site while minimizing impacts to Brickell Key residents as work progresses.

Below is a summary of anticipated activities and site conditions for **this week**:

Demolition & Site Activity

- Interior demolition continues under permit **BD25003904001B001** and Exterior Demolition permit **BD2500627001** has been obtained.
 - Demolition under Permit **#BD2500627001** for exterior modifications is active
 - Daily perimeter checks and cleaning of sidewalks, access lanes and roadways within the project boundaries remain active.
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Material Export

- Debris hauling activities are anticipated to continue during permitted working hours for the duration
 - Residents are reminded to use extra caution when driving or walking near the project entrance on Claughton Island Drive.
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Storm Drainage & Environmental Compliance

- Stormwater pollution prevention measures remain in place in accordance with DERM and City of Miami requirements.
 - Weather conditions are monitored daily; no major storm systems are currently projected to affect South Florida.
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Fire Department Coordination

- Fire Department Connections (FDCs) and emergency access lanes remain fully operational and inspected daily.
 - ***In accordance with City of Miami regulations, permitted Saturday work hours are from 8:00 a.m. to 6:00 p.m.; however, at this time, and in consideration of Brickell Key residents, Moss has voluntarily adjusted start times to 9:00 a.m. on Saturday, Future adjustments may occur.***
 - Typical equipment expected during this operation may include vacuum trucks, dump trucks for material removal, excavators, chipping hammer and saw-cutting equipment.
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Traffic & Site Access

- The two-lane traffic pattern along Claughton Island Drive remains in effect with no major changes expected this week and flagmen will remain stationed at all access points during work hours to assist with safe vehicle movement.
 - Corridor parking restrictions remain active to maintain emergency and construction vehicles access.
 - The Bay Walk around the construction site remains closed.
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Shuttle Service

- The worker shuttle program continues, transporting construction personnel from off-island parking locations to minimize congestion.
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Deliveries & Site Logistics

- The project will be receiving material and equipment deliveries as part of the ongoing phase 2 of the demolition activities. All large deliveries will be scheduled to minimize traffic impacts to Brickell Key and coordinated with flagmen at the site entrance to ensure safe vehicle movement.
 - Moss will continue to notify BKMA in advance of any large or high-volume deliveries requiring additional coordination or temporary traffic adjustments.
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Site Security & General Operations

- During active construction hours, Moss personnel are stationed at all project entrances. Outside of these hours, and throughout the holiday period, Allied Universal Security provides continuous coverage at all active gates.
 - Site access remains restricted to authorized personnel only.
 - Moss & Swire Properties continue daily coordination with BKMA management and City agencies to ensure a clean, safe, and orderly work environment during regular operations and throughout the holiday schedule.
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Closing

Moss and Swire Properties extend their sincere appreciation to the Brickell Key community for its continued cooperation and understanding as this critical phase of work moves forward. The project team remains committed to maintaining the highest standards of safety, transparency, and impact mitigation throughout this important redevelopment.

The Moss Team
The Residences at Mandarin Oriental, Miami
www.Moss.com
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