



The Residences at Mandarin Oriental, Miami

BKMA Weekly Moss Newsletter Update

March 16, 2026, to March 20, 2026

Issued: February 16, 2026

BKMA Community,

We appreciate the continued patience and cooperation of the Brickell Key community as Moss and Swire carry out demolition and preconstruction activities for The Residences at Mandarin Oriental, Miami. Our team remains focused on keeping the site safe, organized, and well-coordinated while doing everything possible to reduce disruptions to residents as the work moves forward.

Below is a summary of anticipated activities and site conditions:

Demolition & Site Activity

Interior demolition continues under Permit BD25003904001B001, and the Exterior Demolition Permit BD2500627001 has been obtained.

- Demolition under Permit BD2500627001 for exterior modifications is active.
 - Sales Center Demolition permit BD2500803800 is active.
 - Daily perimeter checks and cleaning of sidewalks, access lanes, and roadways within the project boundaries remain active.
 - Utility companies are currently working on relocating existing utilities along Claughton Island Drive in coordination with the project team. This work will not change the traffic patterns on Claughton Island Drive at this time.
 - The Sales Center and Sales Center Park are now officially closed and are considered part of the active construction site. The temporary construction fencing in this area has been modified to accommodate ongoing demolition preparation activities and safety requirements. This area is no longer accessible to the public, and residents and visitors are not permitted to enter.
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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.
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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.
 - Please be patient with large deliveries crossing the bridge. Certain oversized deliveries may require us to temporarily stop traffic to allow the truck to safely pass. As with all other deliveries, these will be scheduled in advance, and the delay should not be longer than what would typically be experienced at a normal traffic light.
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Site Security, Working Hours & 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.
 - The current working hours for the project are 7:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays.
 - In connection with implosion preparation, quiet work activities will be performed on Sundays from this time through the scheduled implosion date of April 12, 2026.
 - Sunday operations will be limited to low-noise activities.
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Closing

Moss and Swire Properties would like to thank the Brickell Key community for their continued patience, cooperation, and support as this important phase of work moves forward. The project team remains committed to maintaining a safe and well-managed site while continuing to communicate openly and do everything possible to minimize impacts to residents during this redevelopment.

The Moss Team
The Residences at Mandarin Oriental, Miami

www.Moss.com

