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August 7, 2023

VIA ELECTRONIC MAIL

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

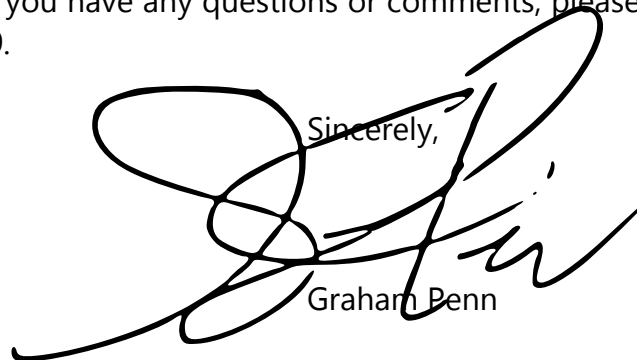
Re: Proposed Construction & Demolition Waste Management Plan and Construction Noise Management Plan for Ritz Carlton / Sagamore Private Improvements (HPB23-0574)

Dear Tom:

This firm represents of EBJ Sagamore, LLC, Di Lido Beach Commercial Lessor, LLC, Di Lido Beach Commercial, LLC, Di Lido Beach Resort, LLC, Di Lido Beach Resort Land, LLC, and Sobe Sky Development, LLC, the owners and developers of 1 Lincoln Road, 1669 Collins Avenue, and 1671 Collins Avenue. Attached are the following support documents for the above-referenced Historic Preservation Board (HPB) application:

1. Construction & Demolition Waste Management Plan.
2. Construction Noise Management Plan.

We look forward to your favorable recommendation on the application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

General Contractor:

Americaribe Moriarty Joint Venture, LLC.



Project:

Ritz -Carlton/ Sagamore Redevelopment Project

1 Lincoln Road, Miami Beach, FL 33139



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Construction & Demolition Waste management Plan

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LEED: Materials & Resources Prerequisite 2

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Revision Grid

First Issue

Table of Contents

1. LEED Documentation 3

2. Construction and Demolition Waste Management Goals 3

3. Waste Identification 3

4. Waste Projections..... 4

5. Waste Reduction Work Plan 4

 5.1 Handling and Transportation Procedures During Construction / Expected Waste Streams & Disposal.....5

 5.2 Recycling Facilities and Processing 7

6. Plan Implementation 8

 6.1 . Communication and Education Plan8

 6.2 Tracking9

 6.3 Evaluation Plan9

 6.4 Final Report10

1. LEED Documentation

Americaribe Moriarty Joint Venture (AMJV), as the General Contractor is responsible for provision of the LEED MR2 Credit Form and supporting documentation. The waste management services of Coastal Waste & Recycling Inc. (CWR) or similar LEED waste management company will be engaged to provide applicable LEED waste reports as shown in this Plan to the General Contractor.

Excavated soil, land clearing debris and hazardous materials will not be included in the diversion calculations. All quantities will be sorted then weighed at the destination facility and recorded by CWR.

2. Construction and Demolition Waste Management Goals

The goal of this waste management plan is to generate the least amount of waste possible by coordinating and ordering carefully, following all proper storage and handling procedures to reduce damaged materials, and reusing and/or recycling materials whenever possible.

With this management plan, AMJV targets to divert a **minimum of seventy five percent (75%)** of nonhazardous construction waste calculated by weight generated on-site from a landfill by reusing and/or recycling.

Waste reduction will be achieved through building design, and reuse and recycling efforts will be maintained throughout the construction process.

The construction waste management process shall operate with the underlying goal to minimize the consumption of natural resources as much as possible during the project.

Any material that would be otherwise sent to the landfill that is diverted can be counted toward the overall project diversion rate.

3. Waste Identification

The following materials are identified as minimum target recyclable materials:

- Wood
- Metal
- Concrete
- Cardboard
- Brick/Masonry
- * Drywall

*Note: USGBC does not qualify Alternate Daily Cover (ADC) as material diverted from disposal, but it must be included in the total construction and demolition waste.

Excavated soil, land clearing debris and hazardous materials will not be included in the diversion calculations. All quantities will be sorted then weighed at the destination facility and recorded by CWR.

4. Waste Projections

Concrete and steel are the predominant materials that can be found on the project. As a result, the following projections has been approximated.

Drywall	0%
Wood	5%
Metal	40%
Concrete	30%
Cardboard	10%
Brick/Masonry	10%

All the steel will be separated from concrete at the Transfer Station/ Initial sorting Facility.

5. Waste Reduction Work Plan

The Construction Waste Reduction Plan shall be implemented and executed as follows and as on the chart below:

- Salvageable materials will be diverted from disposal where feasible.
- Before proceeding with any removal of construction materials from the construction site, designated personnel will inspect containers as necessary for compliance with the construction waste management plan.
- Wood cutting should occur in centralized locations to maximize reuse and make collection easier.
- Hazardous and universal wastes will be managed by a permitted/licensed provider.
Example: The licensed/permit vendor shall remove appropriately.
- Upon generation of waste there will be commingled dumpsters for recyclable and non-recyclable construction materials for the project's duration. Additional dumpsters are available if increase generation is anticipated.

- The dumpsters will be taken to off-site location to have all the recyclable materials sorted, then weighed and recorded.
- Electronic copies of the monthly updated reports will be made available for distribution to the project team and other interested parties.
- Shipments are adjusted during construction when necessary.
- Correct quantities of materials ordered to avoid excess build up on site.
- Over-ordered materials to be returned to supplier in their original packaging.
- Materials to be carefully stored away from weather and otherwise protected to prevent loss.
- Careful installation to avoid demolition and re-installation.
- Manufacturers will be requested to deliver materials on returnable pallets.
- Sub-contractors and suppliers will be encouraged to take away any reusable packaging materials.

All uncontaminated materials are to be recycled. In accordance with local material recovery facility (MRF) capabilities, the following single use items will be recycled. Where actual weights are not known a recognized conversion factors will be used.

- All paper items.
- Cardboard
- All metals
- Concrete and masonry
- Clean wood
- Gypsum wallboard (clean or unused only)
- Carpeting and pad

5.1 Handling and Transportation Procedures During Construction / Expected Waste Streams & Disposal

The following charts outline waste materials anticipated on this project, their disposal method, and handling procedures to be used on the jobsite throughout the duration of the project.

Materials to Salvage/Reuse	
Material	Handling Procedure
Wood blocking material	Efficient Use
Wood Pallets	Subcontractor to Take Back

PROCEDURE



RCS-AMJV-PR-01 74 19-0001-00: LEED Waste Management

Wire	Subcontractor to Take Back
Piping	Subcontractor to Take Back
Wood Cable Wheels	Subcontractor to Take Back
Unused paints & coatings	Provide to owner as attic stock, or subcontractor to take back.

Materials to Recycle/ Divert			
Material	Handling Procedure	Disposal Method	Material Use and Destination
Wood (NO painted or treated wood, wood flooring, plywood, OSB, or particle board, ONLY clean dimensional wood, wooden pallets)	Dispose of in commingle dumpster	Place into Comingle Dumpster	Material is mulched and reused by CWM
Concrete and Masonry	Dispose of in commingle dumpster	Place into Comingle Dumpster	Material is reused as aggregate by CWR
Metals	Dispose of in commingle dumpster	Place into Comingle Dumpster	Material is recycled and reused at CWR
Gypsum drywall (only clean/unused drywall is accepted with no contamination)	Keep scraps separate for onsite reuse	Place into Comingle Dumpster	Material is used as Alternative Daily Cover
Misc. items (ex. Insulation, glass, PVC pipe, plastic wrap, bags, bottles, aluminum cans, and packaging)	Dispose of in commingle dumpster when scraps cannot be reused	Place into Comingle Dumpster	Material is recycled and reused at CWR
Roofing Material	Dispose of in commingle dumpster	Place into Comingle Dumpster	Material is land-filled
Duct work (non- insulated only)	Dispose of in commingle dumpster	Place into Comingle Dumpster	Material is recycled and reused

PROCEDURE



RCS-AMJV-PR-01 74 19-0001-00: LEED Waste Management

Materials to Recycle/ Divert			
Material	Handling Procedure	Disposal Method	Material Use and Destination
Trash: food waste, treated, painted wood	Dispose of in commingle dumpster	Place into Comingle Dumpster	Material is land-filled
Carpet and pad scraps	Dispose of in commingled dumpster	Place into Comingle Dumpster	Material is land-filled
Acoustical ceiling panels	Dispose of in commingled dumpster	Place into Comingle Dumpster	Material is recycled and reused
Fiber (Cardboard, Paper, and Newsprint)	Dispose of in commingled dumpster	Place into Comingle Dumpster.	Material is recycled and reused by CWR
All other waste	Dispose of in commingled dumpster	Place into Comingle Dumpster.	Material is recycled and reused by CWR

Hazardous wastes will be separated and stored in a specific area onsite and will be disposed of in accordance with local regulations. They will be tracked separately and not included in the project's total waste.

5.2 Recycling Facilities and Processing

Coastal Waste & Recycling will be responsible for delivering and picking-up the dumpsters, as well as sorting, recycling, and hauling all construction waste off-site for this project. The following are the proposed locations where Coastal Waste & Recycling will take construction waste:

PROCEDURE



RCS-AMJV-PR-01 74 19-0001-00: LEED Waste Management

Waste Stream	Local Facility	Address	Description of how the recycling facility will process the material
Initial Sorting Facility	Coastal Waste & Recycling	1840 NW 33 rd Street, Pompano Beach FL 33064	Materials Recovery Facility (MRF)
Cardboard Recycling	Dak Recycling	5455 Dexter Way, West Palm Beach, FL 33407	Cardboard only facility
Metal Recycling	LGL Recycling	2401 PGA Boulevard, Palm Beach Gardens, FL 33410	Repurposed
Dirt/Asphalt Recycling	Desoto Recycling and Disposal (DRD)	13620 FL-70, Arcadia, FL 34266	Repurposed
Drywall (clean)	Waste Landfill	TBD – based on location of jobsite	Non-recyclable
Wood	Superior Mulch	9621 FL-7, Boynton Beach, FL 33472	Repurposed
Concrete	Allstar Aggregates	6619 Wallis Rd, West Palm Beach FL 33415	Repurposed

6. Plan Implementation

6.1. Communication and Education Plan

Copies of this plan shall be distributed to every subcontractor and AMJV employee working on site. This Construction Waste Management will be a topic during regular subcontractor and owner meetings. Implementation of the plan, recycling rates and any concerns or ideas to reduce waste will be discussed during the meetings. AMJV's assigned LEED Coordinator will manage the construction waste management process.

- The General Contractor will conduct an on-site pre-construction meeting with subcontractors. Attendance will be required for the subcontractor's key field personnel. The purpose of the meeting is to reinforce to subcontractor's key field employees the commitments made by their companies with regard to the project goals and requirements.
- Waste prevention and recycling activities will be discussed at each subcontractor coordination meeting to reinforce project goals and communicate progress to date. Strategies for course correction will be discussed and implemented as needed if the project is not meeting diversion goals.

- As each new subcontractor comes on site, the assigned LEED Coordinator will present him/her with a copy of the Waste Management Plan and provide a tour of the recycling areas.
- The subcontractor will be expected to make sure all their crews comply with the Construction Waste Management Plan.
- All commingled dumpsters will be clearly labeled. Bilingual signage will be affixed to all dumpsters. These containers shall be located in close proximity to the building(s) under construction.
- General Contractor or appointed personnel shall inspect the commingled dumpster on a regular basis to ensure that excavated soil, land clearing debris or contaminated materials are not included, and precautions shall be taken to deter any contamination by the public.

6.2 Tracking

AMJV will track all waste/left over materials removed from the jobsite for project waste management reporting.

All tipping receipts shall be provided to AMJV. All material haulers shall provide a monthly breakdown of material removed from the jobsite that itemizes each type of recycled material and general debris by weight. AMJV will retain a monthly tracking summary to be provided at the end of the project for final documentation.

All subcontractors are encouraged to take back waste materials for reuse and provide a letter to AMJV stating the material that was taken back, its weight and where and how it was reused. Where actual weights are not known a recognized conversion factors will be used. For example, if the weight of the material is not available, subcontractor may provide volume to be multiplied with a weight conversion factor.

6.3 Evaluation Plan

In compliance with LEED Requirements as outlined in Division 1 Section 01 7419 "Construction Waste Management and Disposal, AMJV, in conjunction with the waste management company, will develop, update, and post report indicating the progress to date for achieving the project's waste recycling goal of 75% by weight of the project waste stream. Updates will be provided monthly. Also comply with LEED Requirements as outlined in Division 1 Section 01 7419 "Construction Waste Management and Disposal."

6.4 Final Report

After construction has been completed, a final report on all the waste for the project will be produced that includes the following information:

- Total C&D waste produced by the project.
- Types of waste material and quantity of each material.
- Total waste diverted and diversion rate.
 - $\text{Diversion rate} = (\text{Total C\&D waste diverted from the landfill} / \text{Total C\&D waste produced by the project}) \times 100$
- Land-clearing debris or hazardous waste will not be included in the diversion rate calculation, but the disposition of these materials will be separately.

General Contractor:

Americaribe Moriarty Joint Venture, LLC.



Project:

Ritz -Carlton/ Sagamore Redevelopment Project
1 Lincoln Road, Miami Beach, FL 33139



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Construction Noise Management Plan

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Project		Organization		Doc Type		CSI Section		Serial		Revision		Submission

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AMJV Noise Management Plan

Revision Grid

First Issue

Table of Contents

1.	Preliminaries	3
1.1.	Purpose & Scope	3
1.2.	References.....	3
1.3.	Responsibilities.....	3
1.4.	Definitions, Acronyms and Terminology	3
2.	Site Description and Project Overview	4
3.	Plan Implementation	4
3.1.	Equipment	5
3.2.	Noise and Vibration Predictions.....	5
3.3.	Noise and Vibration Control Measure.....	6
4.	Communication	6
4.1.	Complaint Procedure	6
4.2.	Community Notification.....	6
4.3.	Contractor Contacts	7

AMJV Noise Management Plan

1. Preliminaries

1.1. Purpose & Scope

This Noise Management Plan provides the measures to be implemented by Americaribe Moriarty Joint Venture (AMJV) and its subcontractors to minimize noise pollution and adhere to all legislative requirements during construction of the Ritz-Carlton Sagamore Redevelopment Project.

This plan has been prepared in compliance with local and state regulations.

All employees, supervisors, and managers are expected to follow the procedures outlined in this plan to ensure compliance with all governmental AHJs.

Subcontractors will be required follow the mandates of this plan and where possible, to also develop an action plan that should at least meet the requirements of this plan.

1.2. References

- AMJV Health & Safety Plan
- AMJV Emergency Action Plan

1.3. Responsibilities

- For establishing and maintaining this plan: Quality Safety & Environmental Manager
- To implement this document: Health & Safety Manager, Project Manager, Superintendents and Subcontractors.
- To adhere: All workers and subcontractors

Note: more detailed responsibilities are given as they arise

1.4. Definitions, Acronyms and Terminology

- **AHJ:** Authorities having jurisdiction
- **DERM:** Department of Regulatory and Economic Resources, Division of Environmental Resources Management

Note: other specific definitions are given as they arise.

AMJV Noise Management Plan

2. Site Description and Project Overview

This project involves the restoration and new construction of the Ritz-Sagamore project in South Beach, which involves the redevelopment of the historic Sagamore Hotel at 1671 Collins Avenue and unification with the adjacent Ritz-Carlton property at 1669 Collins Avenue and 1 Lincoln Road. A new 17 story residential tower will be constructed facing the oceanfront behind the Sagamore.

The scope of works will include the partial demolition of the middle and rear sections of the Sagamore Hotel for expansion of hotel amenities and unit sizes, the complete demolition of the detached 5 story cabana building, for construction of the 17- story residential tower and new pool deck. The Ritz-Carlton would incur minor demolitions and reconfigurations.

All activities of the project are to be considered for production of noise, vibration, or settlement.

3. Plan Implementation

Best management practices (BMPs) will be implemented throughout the project to reduce noise pollution and to maintain compliance with all governmental AHJs.

Management strategy is based on selection of suitable equipment and work processes.

As all activities of the project are to be considered for production of noise, vibration, or settlement. This includes, noise resulting from plant and equipment and certain work processes, vibration when using vibratory equipment during earthworks, roadways or foundation works, and settlement during foundation or excavation works.

The fundamental rules to be employed on this project for noise management are:

- Comply with conditions set by the authorities having jurisdiction for the realization of works and the use of plant and equipment (for example, the City of Miami Beach Noise Ordinance regulates the working hours) and apply for necessary permits or waivers.

This may include applications for extended work hours for certain activities (typically Concrete pours and other project activities as needed) so as to minimize construction traffic during peak hour, which will also aid to accelerate the overall project schedule and subsequently lessen the construction and noise pollution impact on surrounding neighbours and businesses.

- Take sufficient appropriate precautions to mitigate noise, by for instance selecting special plant and equipment or means and methods, modifying the noise produced to lower frequencies (growler system for plant back-up sound signals), encasing the equipment at the source or adding perimeter fence on the limits of the jobsite.

AMJV Noise Management Plan

- Restraint from being abnormally noisy and monitor regularly the activities considered at risk to produce noise above local regulations or above background levels at sensitive receiver locations, including environmentally noise sensitive sites.

3.1. Equipment

The equipment to be used on this project for demolition and construction work is the quietest reasonably available. Equipment that may generate noise during construction, especially concrete pours are the following:

- Piling Drill
- Concrete Trucks
- Concrete Pumps
- Concrete Vibrators
- Back-up Alarm on Construction Equipment

The duration of use of equipment and/or period of work will vary depending on pour size. Noise generated will be intermittent based on specific activity taking place.

3.2. Noise and Vibration Predictions

Noise generated will be intermittent based on specific activities taking place. For example:

- Piling Drill – 88 dBA
- Concrete Trucks – 85 dBA
- Concrete Pumps – 82 dBA
- Concrete Vibrators – 80 dBA
- Back-up Alarm – 97 – 112 dBA
- Crane – 85 dBA

The above equipment predicated noise emissions can be reviewed in the U.S. Department of Transportation Highway Administration website.

AMJV Noise Management Plan

3.3. Noise and Vibration Control Measure

Only the necessary equipment for each activity will be utilized during construction operation hours.

- On-site traffic patterns will be coordinated to minimize movement.
- All deliveries will be sequenced appropriately to reduce the amount of idling Concrete Trucks. Flagman will always be used, for vehicles entering and leaving the project site.

Vibration is not anticipated during concrete pours.

If deemed necessary, vibration monitoring of activities at risk will be compared to background vibration levels compiled prior to or at the early stage of the works, in order to verify vibration levels potentially impacting structural or aesthetical integrity of close elements are not exceeded.

4. Communication

4.1. Complaint Procedure

AMJV construction team will be responsible for logging and responding immediately to all complaints.

Any complaint can be made via phone or in writing to:

Americaribe-Moriarty Joint Venture

Attention: Chris Van Rooyen
1942 Tyler Street
Hollywood, Florida 33020
954-732-9712

4.2. Community Notification

- Any public notices required to be communicated to neighbors will be disseminated in line with applicable requirement(s).
- Information signage will be posted along the site fencing.
- Municipal holidays or moratoriums will be avoided/ adhered to.

AMJV Noise Management Plan

4.3. Contractor Contacts

More AMJV project team contacts will be updated and included in this document closer to start of construction.

A project and site-specific contact information list will be fully updated, at beginning of construction phase to accurately reflect supervision onsite and contact information of all concerned parties

Position	Name	Contact Number
Community Outreach	Jami Reyes	305-951-9777
Main Office	AMJV Head Office	954-920-8550
Project Executive	Chris Van Rooyen	305- 409-3649
Project Executive	Richard Schuerger	954-732-9712