

January 10, 2022

City Of Jacksonville Florida
C/O Brian Hughes
Chief Administrative Officer
HughesB@coj.net

Re: Berkman II Implosion

Mr. Hughes,

Per our phone conversation today enclosed is the detailed scope and lump sum cost to complete the Berkman II implosion and clean up. This scope and associated cost can be used as discussion points for the potential sole source engagement between the City Of Jacksonville & Pece Of Mind Environmental, Inc. to complete the Berkman II implosion and demolition. None of these costs are for services or scope that included in the \$1,574,560.22 lien that POM recorded in Duvall County last week. Controlled Demolition, Inc. (CDI) has a very busy schedule so as soon as you have the authority to engage in scheduling discussions, please let me know so we can coordinate with all the city departments and CDI to secure the best possible implosion date. If you or any of your team members have any questions, please feel free to call or email me anytime.

Yours sincerely,



Steve Pece

Berkman II Implosion & Clean Up Scope

1. Maintain all implosion protection measures onsite until the completion of the project:
 - a. Connex Boxes
 - b. Steel Plates
 - c. Dirt Berms
2. Finish all required implosion preparation as required by the Controlled Demolition, Inc. (CDI) plans.
3. Coordinate with the City Of Jacksonville and CDI for a mutually agreeable implosion date. If the date is after 2/25/22 Pece Of Mind Environmental, Inc. (POM) reserves the right to adjust the pricing due to increased insurance and general condition costs.
4. POM will complete the required 10 day notifications per the fire marshals blasting permit requirement.
5. POM will complete all noted protection items detailed in the enclosed protection plans for Berkman I & the JSO buildings. Please note the actual notifications will be updated with new day, time, and entity information once we are contracted to compete the project.

6. POM will subcontract the implosion of the building to CDI with 2 million in general liability and 5 million in excess coverage. If more insurance is required, please let us know and we can provide this at an additional cost.
7. CDI will provide 3rd party pre & post implosion inspections of the adjacent buildings to Berkman II.
8. CDI will provide 3rd party seismic monitoring during the implosion.
9. POM will provide post implosion cleanup of the following items adjacent to Berkman II:
 - a. Street cleaning
 - b. Sidewalk cleaning
 - c. Any balcony's at Berkman I that require cleaning
10. POM will clean up all the debris from the Berkman II implosion and the debris will be removed from the site.
11. POM will grade the site with existing soils to eliminate any voids.
12. POM will seed the entire Berkman II site.
13. POM will re-install chain link fencing around the perimeter of the Berkman II site.

Exclusions:

- Import of new fill dirt
- Cleaning of boats at the Berkman I marina
- Demolition of foundations includes the pile caps, no piles will be removed

Cost = \$1,114,000

Jacksonville Riverfront Revitalization LLC (Developer), Pece of Mind (Demolition Contractor), and Controlled Demolition, Inc. (CDI - Subcontractor) would like you to be aware that on November 14, 2021, as soon after 7:30 AM as safety and preparations permits, the unfinished, 18-story, Berkman II Condominium will be demolished by implosion to an elevation where Pece of Mind can safely access the debris for secondary demolition and processing.

Implosion is a process where a small amount of explosives is used to disrupt selected supports in a building. This allows gravity to pull the structure down in a controlled manner. CDI has used this implosion method thousands of times around the world over the past 70 years to assist Property Owners and Contractors in the removal of unwanted structures.

There are three (3) points we would like to make you aware of:

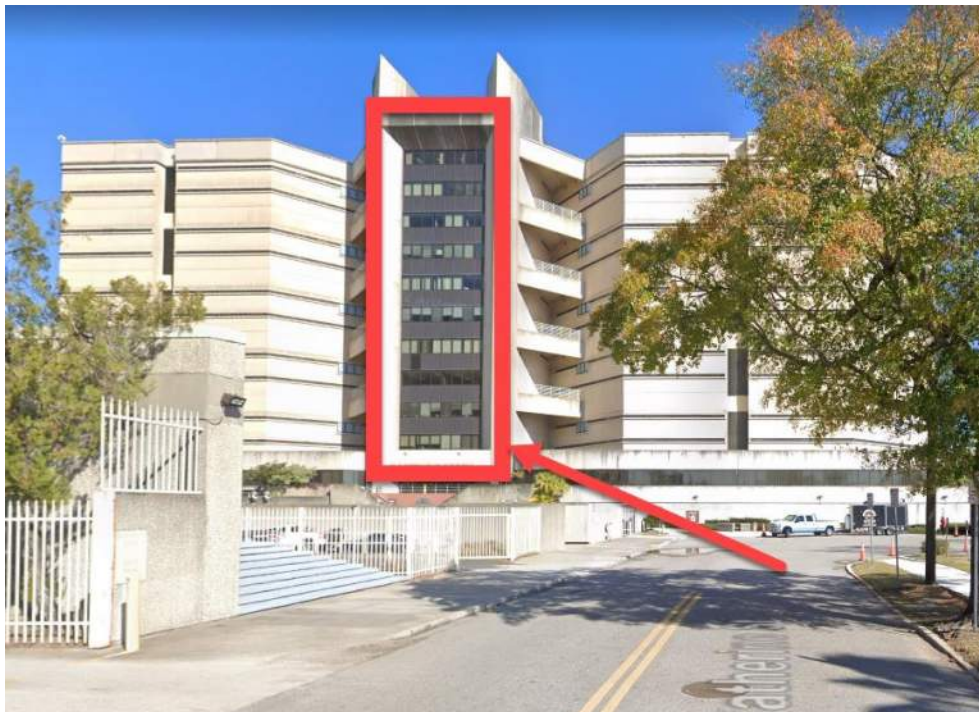
1. Dust is an unpreventable byproduct of all types of demolition. With a wrecking ball or high-reach excavator, the building is slowly broken up releasing dust over a lengthy period of time. With implosion, the same overall quantity of dust is released in a matter of seconds and may linger in the general area for 4 to 6 minutes before Pece of Mind's crews begin cleanup of same from streets and sidewalks. Depending on wind speed and direction on the day of the implosion, the dust may or may not reach your properties. As a precautionary measure, we recommend that 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. 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 cracks in walls and windows.
2. Early Sunday morning, the Jacksonville Police Department will set up a Safety Zone around the buildings. This is to prevent people from getting too close. We need your cooperation with the Police to ensure this is a safe job. For those persons inside the Safety Zone, we ask that you cooperate with the Police Department and contractors. Everything they say to you or ask of you is to minimize inconvenience or to promote safety.
3. There will be heavy dust in the block immediately surrounding the demolition site. Dust may also drift outside and downwind of the Exclusion Zone, depending on weather conditions. Please stay indoors during the demolition.
4. 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.

For several days prior to the implosion, a pre-demolition photographic survey will be made to document the pre-existing condition of adjacent structures and properties in accordance with State Law. Noise and vibration monitoring instruments will be set up around the demolition site to monitor actual levels of same generated by the implosion/fall of the structure.

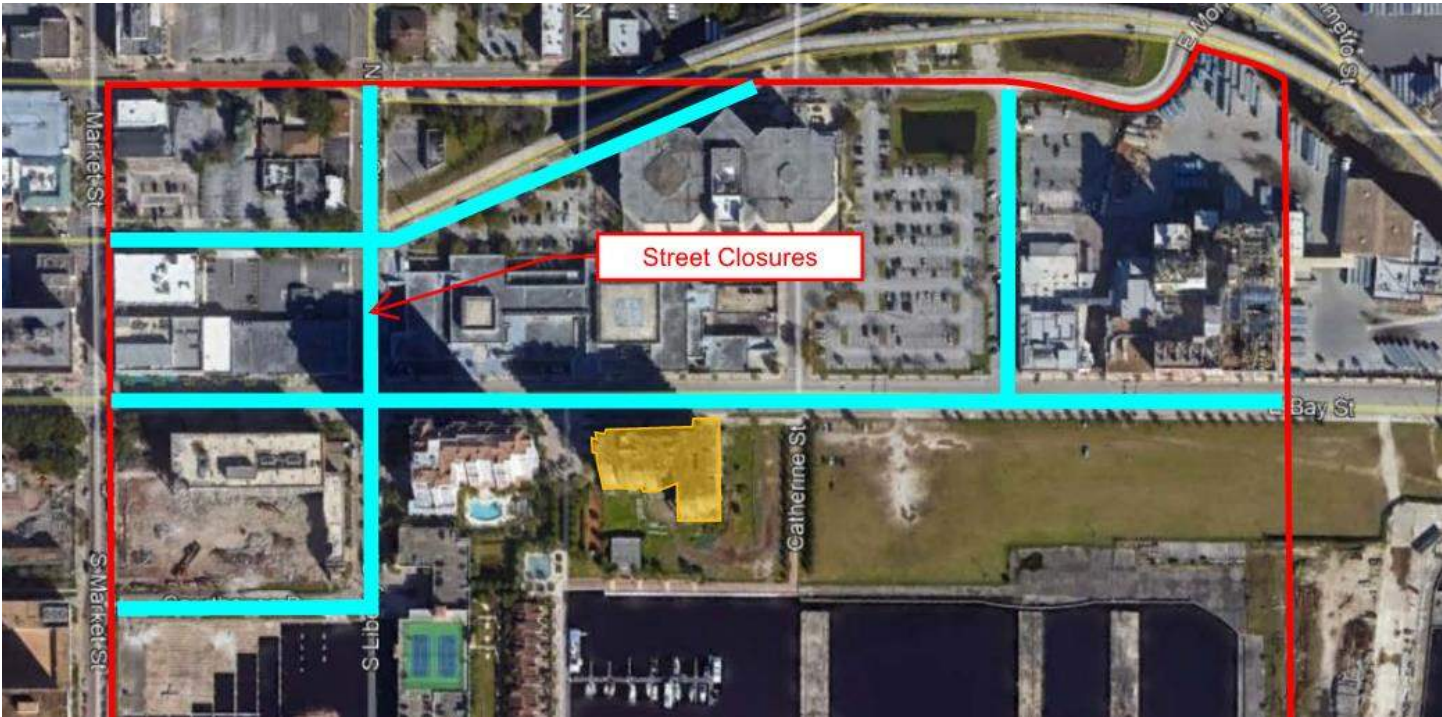
A follow-up post-implosion survey will be made the morning of the implosion to determine whether or not any changes have taken place in the structures previously inspected, as a result of the implosion. The vibration report will go to the Jacksonville Fire Marshal to protect the interests of all parties involved.

JSO PDF Building

- All windows, doors, drapes, and blinds need to be closed from 7am until 8am the day of the implosion
- No one is allowed to be in the offices noted below, balcony's, roof top, sally port, or outside the building from 7am until 8am the day of the implosion



- Pece Of Mind will install protection measures per the enclosed plan
- Turn off you air conditioning systems, heating system that use fresh air intake and all bathroom / exhaust fans from 7am until 8am the day of the implosion (Pece Of Mind will coordinate the shut down and protection of the intake vents with Jeremy Wright with JSO)
- The following streets will be closed the day of the implosion from 5am until approximately 9:30am



If anyone has any questions, concerns, or issues before or after the implosion please email me steve@peceofmind.com

Thank you,

Steve Pece
President

PROTECTION PLAN

Google Earth



Protect fresh air intakes with poly sheeting

Cover chiller units with poly sheeting

Drape poly sheeting from the roof to protect air intake louvers

Protect solar panels with plywood

Impact resistant glass under metal mesh - Cover with Poly sheeting

Plastic skylight system - is far enough away, no protection needed

Google Earth

50 m

Camera: 454 m 30°19'31"N 81°39'04"W 9 m

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PROTECTION PLAN

Google Maps

Google Maps



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PROTECTION PLAN

Google Earth

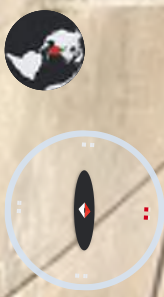
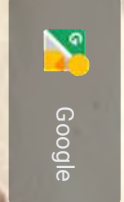
← 599 E Bay St Jacksonville, Florida



pre trial building fresh
air intakes

Reinforced poly
sheeting

pre trial building fresh
air intakes



Google Earth

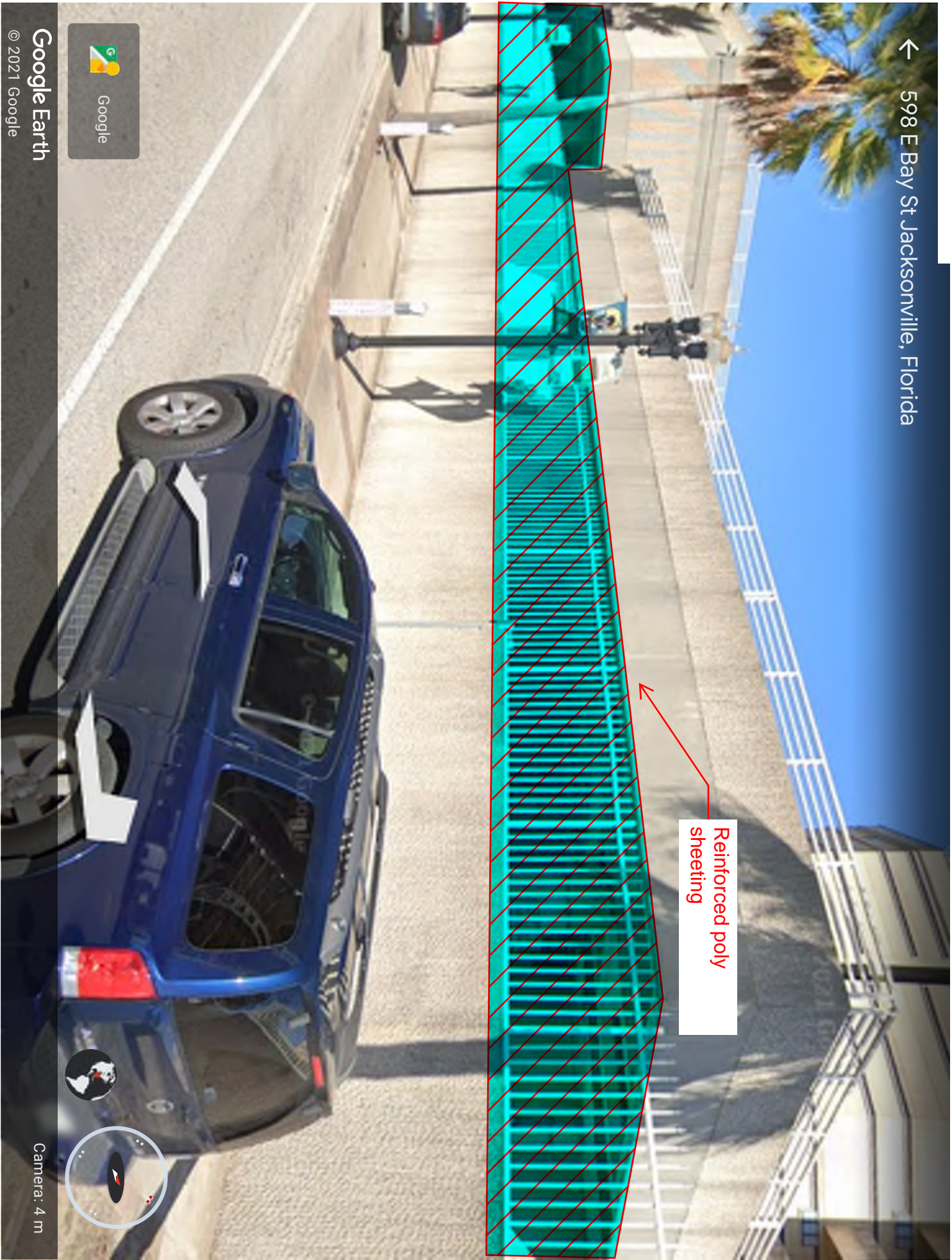
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PROTECTION PLAN

Google Earth

← 598 E Bay St Jacksonville, Florida



Reinforced poly sheeting

Google Earth

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Camera: 4 m

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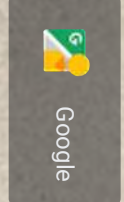
PROTECTION PLAN

Google Earth

← 559 E Bay St Jacksonville, Florida

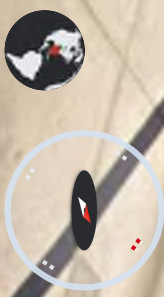


Reinforced poly sheeting



Google Earth

© 2021 Google



Camera: 4 m

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PROTECTION PLAN

Google Earth

← 501 E Bay St Jacksonville, Florida

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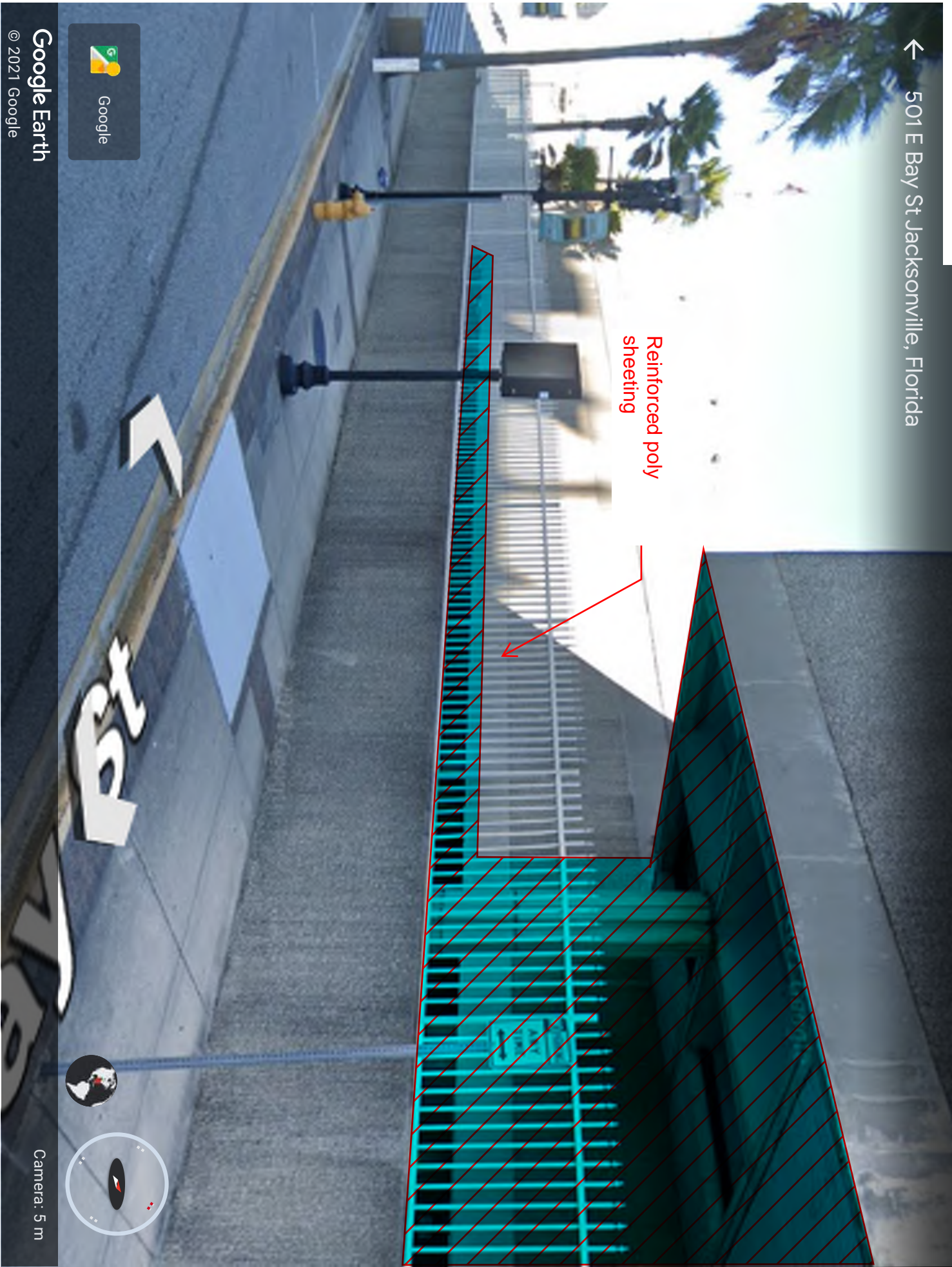


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PROTECTION PLAN

Google Earth

← 501 E Bay St Jacksonville, Florida



Reinforced poly sheeting

Google Earth
© 2021 Google



Camera: 5 m

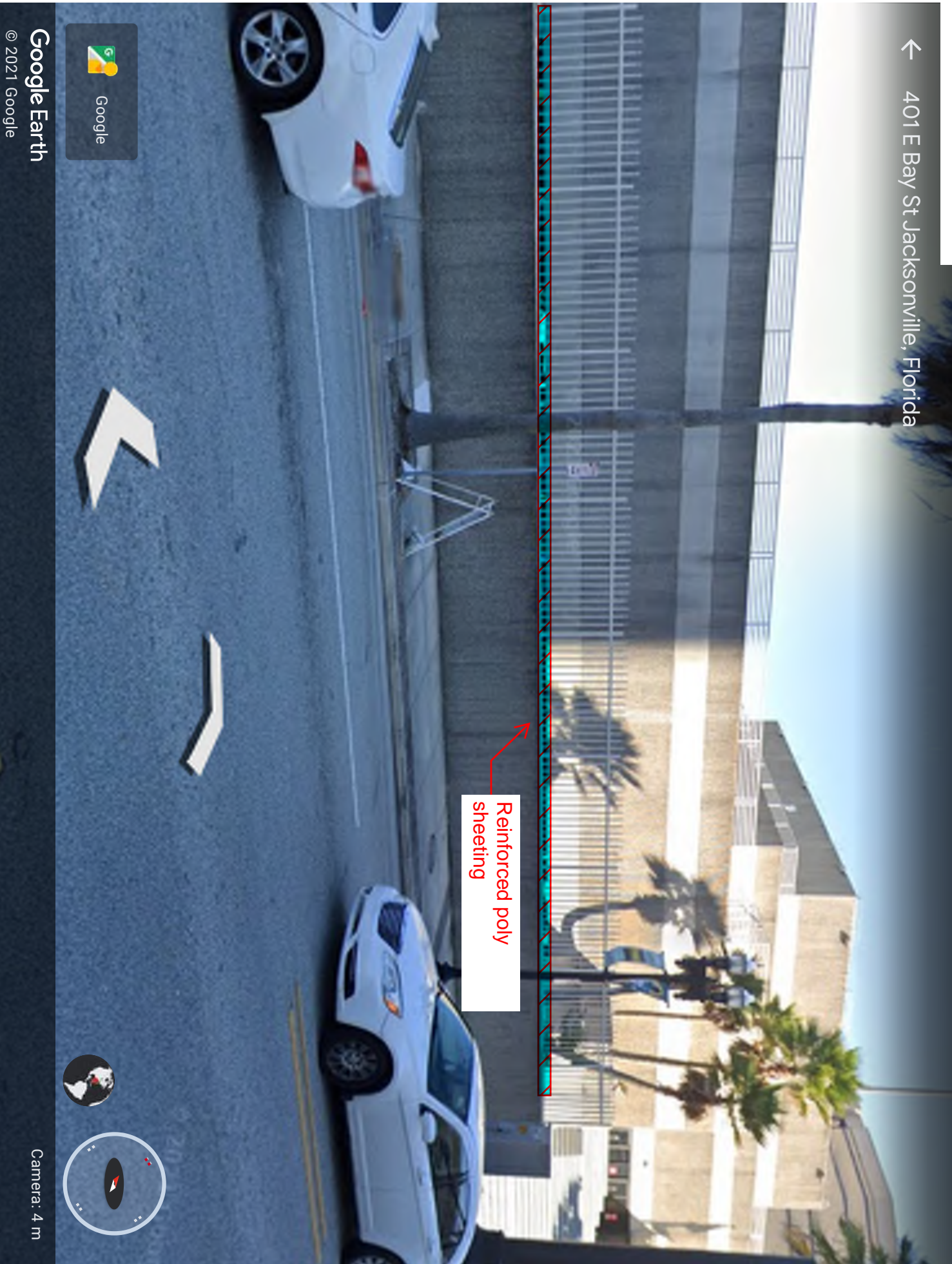
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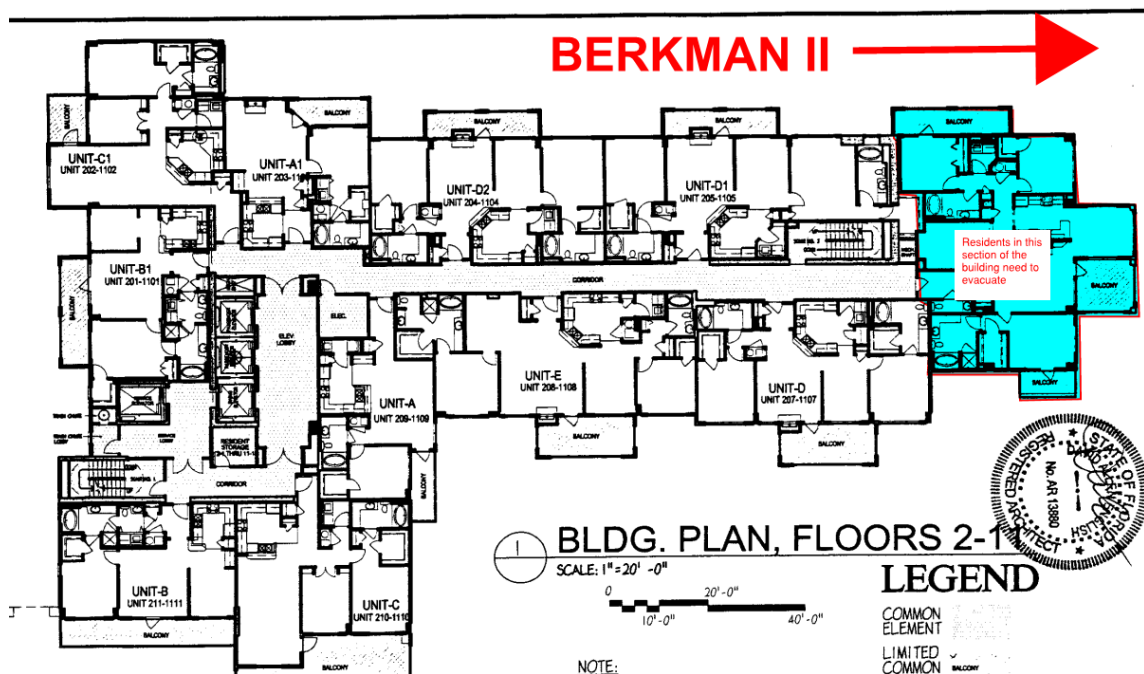
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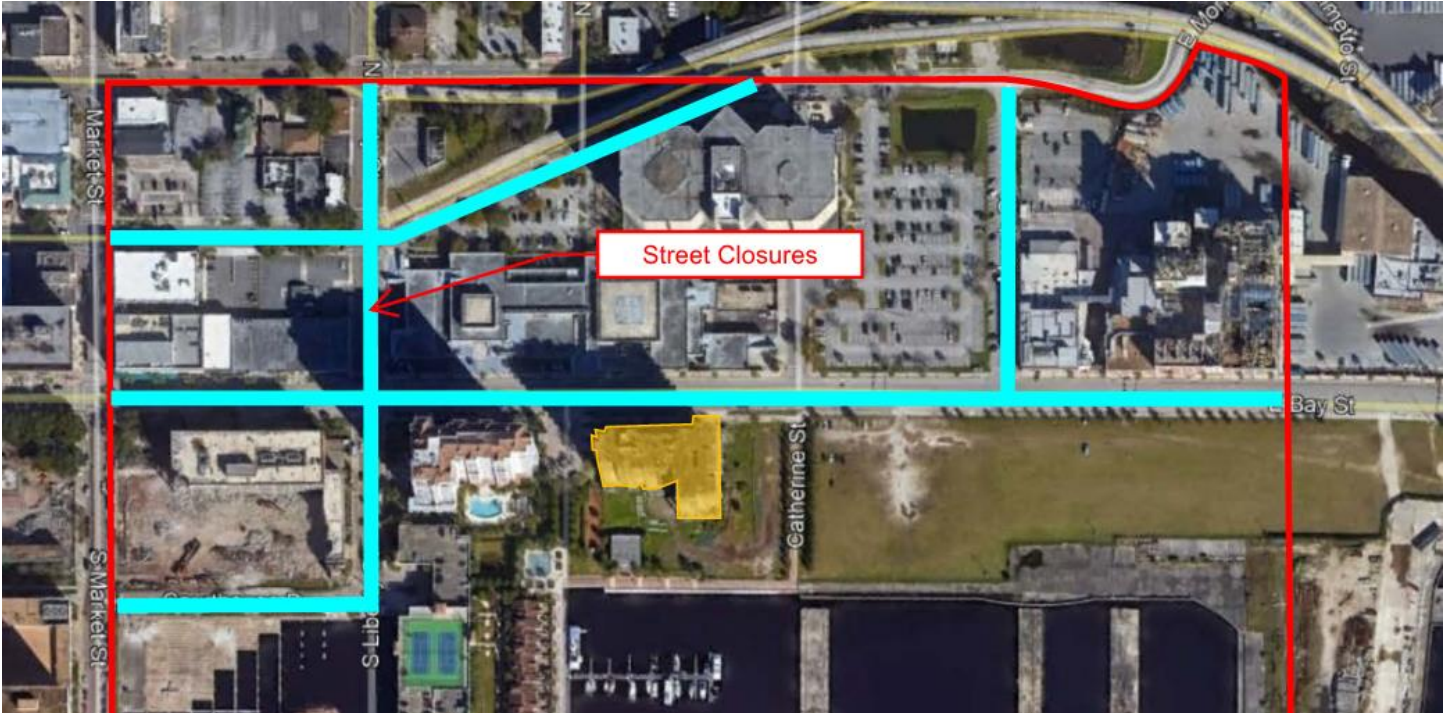
Berkman I Building

- Residents in the eastern units need to evacuate their dwelling from 7am until 8am the day of the implosion



- All windows, doors, drapes, and blinds need to be closed from 7am until 8am the day of the implosion
- No one is allowed to be on their balcony, roof top, parking garage, pool deck or outside the building from 7am until 8am the day of the implosion
- Please move all furniture and plants off your balcony and into your condo unit from 7am until 8am the day of the implosion
- Turn off you air conditioning system, heating system and all bathroom / exhaust fans from 7am until 8am the day of the implosion

- The following streets will be closed the day of the implosion from 5am until approximately 9:30am



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Thank you,

Steve Pece
President