



PEDRO PORTAL | pportal@miamiherald.com | June 3, 2022

The site where the Champlain Towers South building partially collapsed on June 24, 2021, killing 98 people.

FROM PAGE 1A REPORT

connections at the pool deck and lobby levels of Champlain Towers South and then simulating corrosion of the reinforcing steel bars and testing them to understand their strength.

More than \$33 million has been spent on the investigation so far, officials said.

Pablo Langesfeld, whose daughter and son-in-law died in the collapse, said the delays were disappointing.

“We don’t need more hypotheses. We need solid and concrete answers,” Langesfeld said during the meeting. “We need answers now.”

Two years ago, investigators said they were on track to release their draft report in 2025. That was still the case in an update this past March.

But Mitrani-Reiser said

last week that the team’s technical work likely won’t be completed until May 2025, with a draft report anticipated in the spring of 2026. Members of the public will be allowed to comment on the draft before a final report is released.

By then, it will have been five years since the collapse, which killed 98 people in Surfside on June 24, 2021, shaking the small beach town and raising existential questions about building safety for high-rise dwellers across the country.

Other investigations by NIST — which has examined the causes of catastrophic building failures, including at the World Trade Center — have taken between two-and-a-half and six years to complete.

Glenn Bell, who is co-

leading the Champlain Towers investigation with Mitrani-Reiser, called it “one of the most complex building-failure investigations ever undertaken.”

The agency assembled a team of dozens of engineers and other experts tasked with conducting an exhaustive review of the collapse by testing materials from the collapse site, creating computer models to simulate the event and, after determining why the building fell, making recommendations on how to

prevent similar catastrophes.

“We will continue to work just as hard as we can to ensure that we are being thorough and that our results are sound,” Bell said, “so that we can provide accurate and complete answers to what caused this tragedy and to develop appropriate recommendations that will make other buildings safer.”

The team has already tested more than 1,000 concrete and rebar sam-

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ples taken from the collapse site, officials said. The materials are being stored at two warehouses in undisclosed locations.

NIST officials said last week that they have begun returning those samples to the Miami-Dade Police Department because they are considered evidence in a death investigation that remains open.

In prior public updates, investigators have said there is “strong evidence” that the collapse began in the pool deck of the 12-story, L-shaped Champlain Towers South building, though they had not yet ruled out that an initial failure point “in some part of the tower” could have led to the collapse of the deck.

A Miami Herald investigation found the pool deck collapsed several minutes before half of the tower fell. In consultation with structural engineers, the Herald identified major weaknesses in the structure and other problems that compounded in the weeks before the collapse. Those included areas where the pool deck appeared to be sagging

dangerously, cracking a nearby planter.

The conclusions by NIST will have implications for millions of high-rise dwellers around the world because the agency is likely to recommend changes to building codes and construction practices.

Legislation passed at the county and state levels since the collapse has already had substantial impacts on condo living in South Florida. Inspection requirements have been tightened, and new rules are forcing condo associations to maintain reserves for repairs.

Champlain Towers South was undergoing a critical, 40-year review before it fell. After an engineering firm highlighted “major structural damage” and a “major error” in the design of the pool deck in 2018, repairs were postponed amid disputes over costs as unit owners faced a \$15 million bill and massive individual assessments.

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JOSE A. IGLESIAS | jigsawias@elnuevoherald.com | June 22, 2023

A memorial near the site of the Champlain Towers South collapse, which killed 98 people in 2021.



CITY OF DORAL INVITATION TO BID NO. 2024-14 CONSTRUCTION OF DORAL BLVD ENTRY FEATURES

NOTICE IS HEREBY GIVEN that the City of Doral is soliciting Bids from qualified contractors to construct the Doral Boulevard Entry Features at NW 36th Street and Palmetto Expressway, as described in City of Doral Invitation to Bid (“ITB”) No. 2024-14. Such solicitation is available on the City’s webpage, DemandStar <https://network.demandstar.com/> and Vendor Registry <https://vendorregistry.com/>. Electronic responses will be received online via DemandStar or Vendor Registry.

Non-Mandatory Pre-Bid Meeting	Sep 30, 2024, 10:00 AM (America/New York) Join from your computer, tablet or smartphone. https://meet.goto.com/369954741 You can also dial in +1 (646) 749-3122 Access Code: 369-954-741
Submission Deadline and Bid Opening	Oct 23, 2024, 2:00 PM (America/New York) Join from your computer, tablet or smartphone. https://meet.goto.com/408213549 You can also dial in +1 (646) 749-3122 Access Code: 408-213-549

Attendance at the pre-bid meeting is recommended as a source of information but is not mandatory. Proposers interested in participating may join online via the above link or may dial in at the specified phone number.

This ITB is subject to the “Cone of Silence” as more particularly described in the solicitation. Accordingly, all questions regarding this ITB must be made in writing and be directed to Procurement at the following email: procurement@cityofdoral.com. All inquiries must reference “ITB No. 2024-14 City of Doral Entry Features” in the subject line.

Connie Diaz, MMC
City Clerk, City of Doral

NOTICE OF PROPOSED TAX INCREASE

The City of Coral Gables has tentatively adopted a measure to increase its property tax levy.

Last year’s property tax levy:

- A. Initially proposed tax levy \$ 125,872,262
- B. Less tax reductions due to Value Adjustment Board and other assessment changes \$ 1,239,597
- C. Actual property tax levy \$ 124,632,665

This year’s proposed tax levy \$ 136,599,417

All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

**Tuesday, September 24, 2024
5:01 PM**

THIS HEARING WILL BE HELD IN COMMISSION CHAMBERS AT:

**CORAL GABLES CITY HALL
405 BILTMORE WAY
CORAL GABLES, FL 33134**

A **FINAL DECISION** on the proposed tax increase and the budget will be made at this hearing.