Memorandum

Date: October 13, 2026

To: Chair and Members
Art in Public Places Trust

From: Ashlee K. Thomas, Director
Department of Cultural Affairs

Subject: Trust Resolution No. APPT 26-74 / Jessy NiteP LLC at Southridge Aquatic Park Center - Addendum II

Trust Resolution No. APPT 26-74

RESOLUTION APPROVING ADDENDUM II TO THE PROFESSIONAL ARTIST SERVICES AGREEMENT IN SUBSTANTIALLY THE FORM ATTACHED WITH JESSY NITE, LLC (JESSY NITE, LEAD ARTIST) IN THE NOT-TO-EXCEED AMOUNT OF $35,000.00 FOR ADDITIONAL PHASE II - FABRICATION AND INSTALLATION SERVICES FOR THE SOUTHRIDGE PARK AQUATIC CENTER PROJECT (FROM PARKS, RECREATION AND OPEN SPACES PUBLIC ART FUNDS).

Recommendation

It is recommended that the Art in Public Places Trust approve Addendum II to the Professional Artist Services Agreement in substantially the form attached with Jessy Nite, LLC in the not-to-exceed amount of $35,000.00 for additional Phase II – Fabrication and Installation Services for the Southridge Park Aquatic Center project.

Background

A meeting of the Professional Advisory Committee (PAC) was held on July 8 and 9, 2020 to review design proposals from (13) South Florida-based artists for the new Southridge Park Aquatic Center project. This new facility from the Miami-Dade Parks, Recreation, and Open Spaces Department (PROS) features a community center, a competitions pool, splash pad area and service building. The community center includes a multipurpose room, exercise room, kids' playroom and support spaces. The building celebrates tropical architecture with the incorporation of Florida vernacular elements such as deep overhangs, shading devices, and natural finish materials. At this meeting, the PAC recommended Miami-based artist Jessy Nite to fully develop her proposal based on her Sun Text installation concept for various exterior walls of the new center.

On August 18, 2020, the APP Trust approved Trust Resolution No. APPT 20-26 authorizing a Professional Artist Services Agreement with Jessy Nite, LLC in the fixed fee amount of $80,000.00 for design, fabrication, and installation of her artwork concept for two walls of the pool service buildings at the new aquatic center. Since then, the artist has worked closely with PROS and APP to expanded her text-based concept to include a three-dimensional wall treatment using a prism pattern, a signature element in her body of work. This feature, originally proposed in large-scale ceramic tiles, was intended to complement the text installation and create visual cohesion between the two pool service buildings. After multiple design review meetings, the client team and APP staff approved the phrase for the Sun Text portion of the artwork: *ALL AS ONE UNDER THE SUN* and the overall design for the two wall areas.

On 2021, the PROS team requested that the commission be put on hold to allow PROS to rebid the construction of the project. A two-year delay in PROS' construction bidding resulted in a much higher

construction award that generated additional funds to APP and allowed for an adjustment of the artist's budget to cover the increased cost of the final artwork design including the text-based components, the tile cladding, and the lighting elements to activate the work during evening activities at the aquatic center. On Febraury 11, 2025, the APP Trust approved Trust Resolution No. APPT 25-08 authorizing Addendum I to the Professional Artist Services Agreement for a not-to-exceed total commission amount of $160,000.00.

Since approval of Addendum I, the artist worked closely with Artaic, a nationally recognized mosaic fabricator, to produce all the samples, approved custom tile materials, and assembly documentation for the wall cladding portion of the artwork commission. However, shortly after completing more than half of the tile installation, the artist and APP staff found repeating inconsistencies throughout the use of one of the three tile colors in the geometric composition. Upon notification, the Artaic team visited the site and performed a number of field modifications with the intent to save the work installed to date. However, the outcome was not acceptable to APP or PROS team and the full demo, re-fabrication, and installation of a new tile mural was recommended as the only plausible option for the work.

Though Artaic agreed to cover the costs of production and re-installation of the work, the extended fabrication period pushed the re-installation date to after the building had achieved a Temporary Certificate of Occupancy (TCO) and the pool area had been completely finished. This schedule misalignment has resulted in additional unforseen expenses that the artist and her fabricator are unable to meet. Due to the TCO conditions, the demo and re-installation require the use of an expensive protective system, multiple mobilizations to allow for other trades to work on the same area, the rental of on-site temporary storage and staging, the procurement and application of a speciality grout, and the furnishing and installation of the lighting elements by others at an increased cost.

On March, 2026 the Trust approved Addendum I in the amount of $35,000.00 to cover the additional expenses beyond the artist's available contingency. However, upon completing the partial demolition of the defective work, the installer found significant uneveness and differences in the masonry wall substrate that made impossible the installation of the new mosaic artwork directly to the block wall. The leveling of the wall planes trippled the material and labor costs and required the removal and replanting of landscape materials, fire alarm devices, and the removal, fabrication, and installation of a new metal roof cap for the building parapet wall. Given the readiness of the building and its impending opening, neither the artist nor APP staff had leverage nor time to renegotiate or find alternate options to reduce the cost of these unexpected expenses. APP staff, in concurrence with the PROS team, recommends allocating another $35,000.00 of unencumbered funds from current account balance of PROS-APP pool of funds to cover these additional expenses which increases the total commision budget to $230,000.00.

APP staff recommends the approval of Trust Resolution No. APPT 26-74 authorizing Addendum II to the Professional Artist Services Agreement in substantially the form attached with Jessy Nite, LLC in the not-to-exceed amount of $35,000.00 for additional Phase II – Fabrication and Installation Services for the Southridge Park Aquatic Center artwork project.