



**Civic Arts Commission
Public Art Subcommittee Meeting
Thursday, January 8, 2026
4:00 PM**

To attend this meeting via computer or smart device, click: <https://cityofberkeley-info.zoomgov.com/j/1616125937>. If you wish to speak during Public Comment portions of the agenda, click the Raise Hand icon, located under Reactions, and wait to be recognized by the Committee Chair. To attend this meeting via phone, dial 1-669-254-5252 and enter Meeting ID: 161 612 5937. To submit an e-mail Public Comment, email civicarts@berkeleyca.gov with the Subject Line in this format: "PUBLIC COMMENT ITEM #." Please observe a 150-word limit. Time limits will apply all Public Comments.

Agenda

1. CALL TO ORDER AND ROLL CALL

2. LAND ACKNOWLEDGEMENT

The City of Berkeley recognizes that the community we live in was built on the territory of Huchiun (*Hooch-yoon*), the ancestral and unceded land of the Chochenyo (*Cho-chen-yo*) speaking Ohlone (*Oh-low-nee*) people, the ancestors and descendants of the sovereign Verona (*Vuh-roh-nuh*) Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. We acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan (*Lih-Shawn*) Tribe and create meaningful actions that uphold the intention of this Land Acknowledgement

3. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY)

4. CHAIR'S REPORT

5. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- a) **Action Item:** Final Design Phase approval for Sorell Raino-Tsui public art commission at MLK Jr. / YAP Center in Grove Park (30 minutes).

Introduction by Mark Salinas, Public Art Program Lead (Attachment 1).

Presentation by Sorell Raino-Tsui.

Recommendation: Approval of Final Design Phase of Sorell Raino-Tsui's public art commission at MLK Jr. / YAP Center in Grove Park

- b) **Presentation Item:** 2025 Year in Review for Public Art (10 minutes).

Introduction by Mark Salinas, Public Art Program Lead

6. STAFF REPORT

7. ADJOURNMENT

Attachments:

1. Sorell Raino-Tsui Final Design Phase documents

Staff Contact:

Mark Salinas, Public Art Program Lead

msalinas@berkeleyca.gov / (510) 981-7538

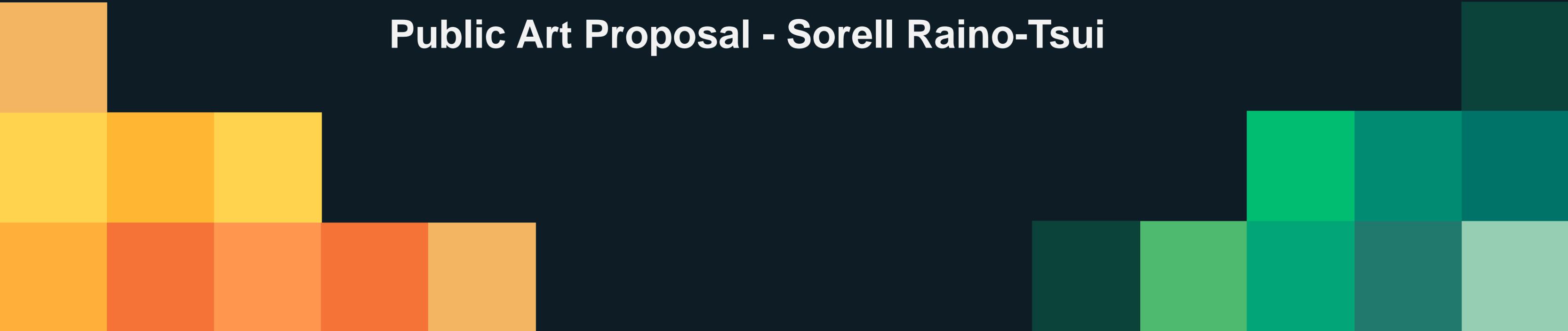
Communications to City of Berkeley boards, commissions, or committees are considered public record and will become part of the City's electronic records, which are accessible through the City's website. Please note that e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission, or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission, or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary of the relevant board, commission, or committee for further information.

ACCESSIBILITY INFORMATION: To request disability-related accommodations to participate in the meeting, including auxiliary aids or services, please contact the Disability Compliance Program by phone (510) 981-6418 or by TTY (510) 981-6347 at least three business days before the meeting date.



MLK/YAP MOSAIC

Public Art Proposal - Sorell Raino-Tsui



ORIGINAL DESIGN



General Feedback:

- Colors too 'Hot', make more earthy
- Integrate more with building tile colors and architecture
- Entranceway too chaotic and busy, overall too busy

UPDATED FINAL DESIGN





UPDATED FINAL DESIGN

- Color pallet more earth toned, compatible with existing tile and architecture
- Simplified design, more soothing, cohesive and universal
- Entranceway creates a colorful and inviting area full of symbolism and inclusivity

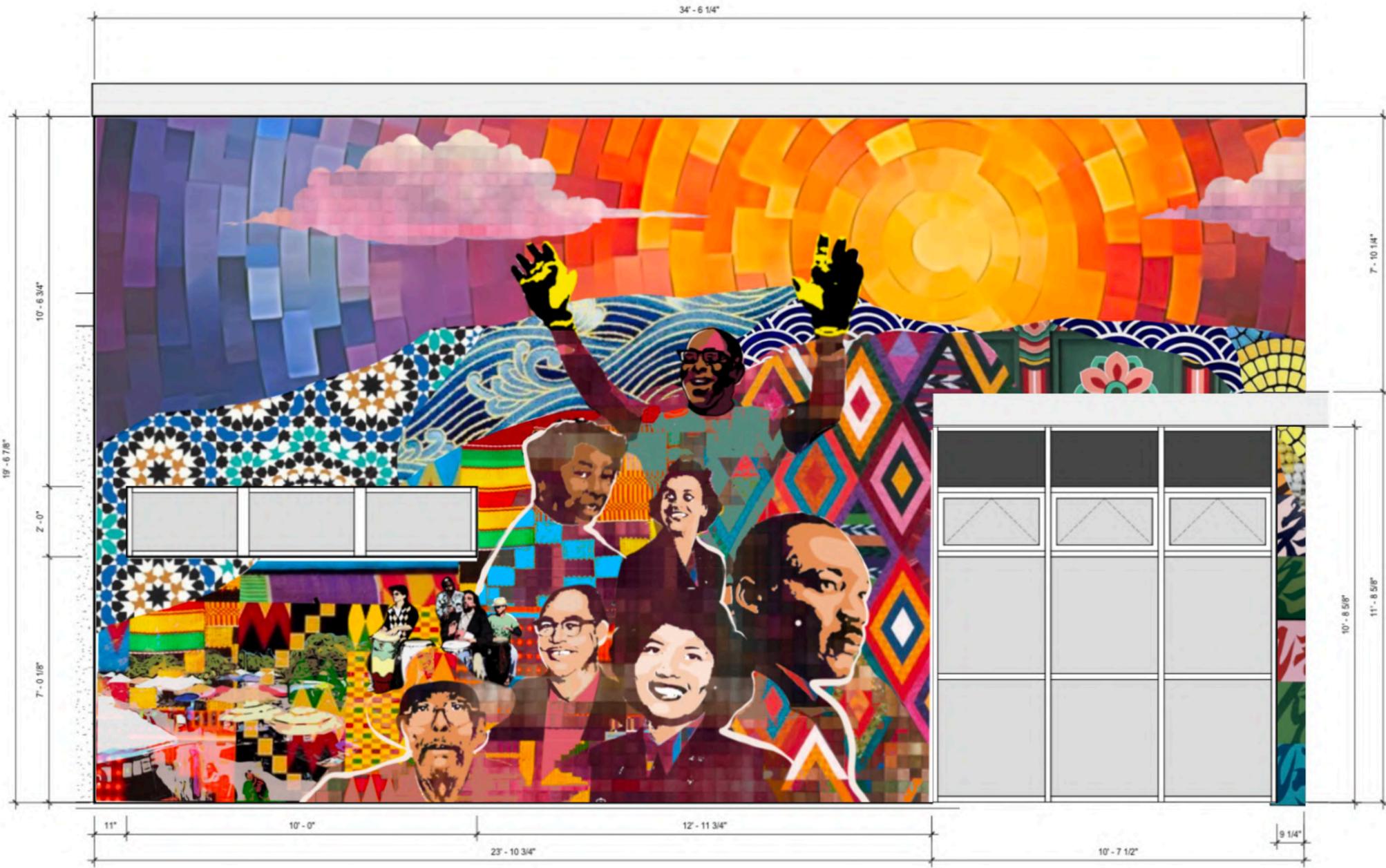


ENTRANCEWAY

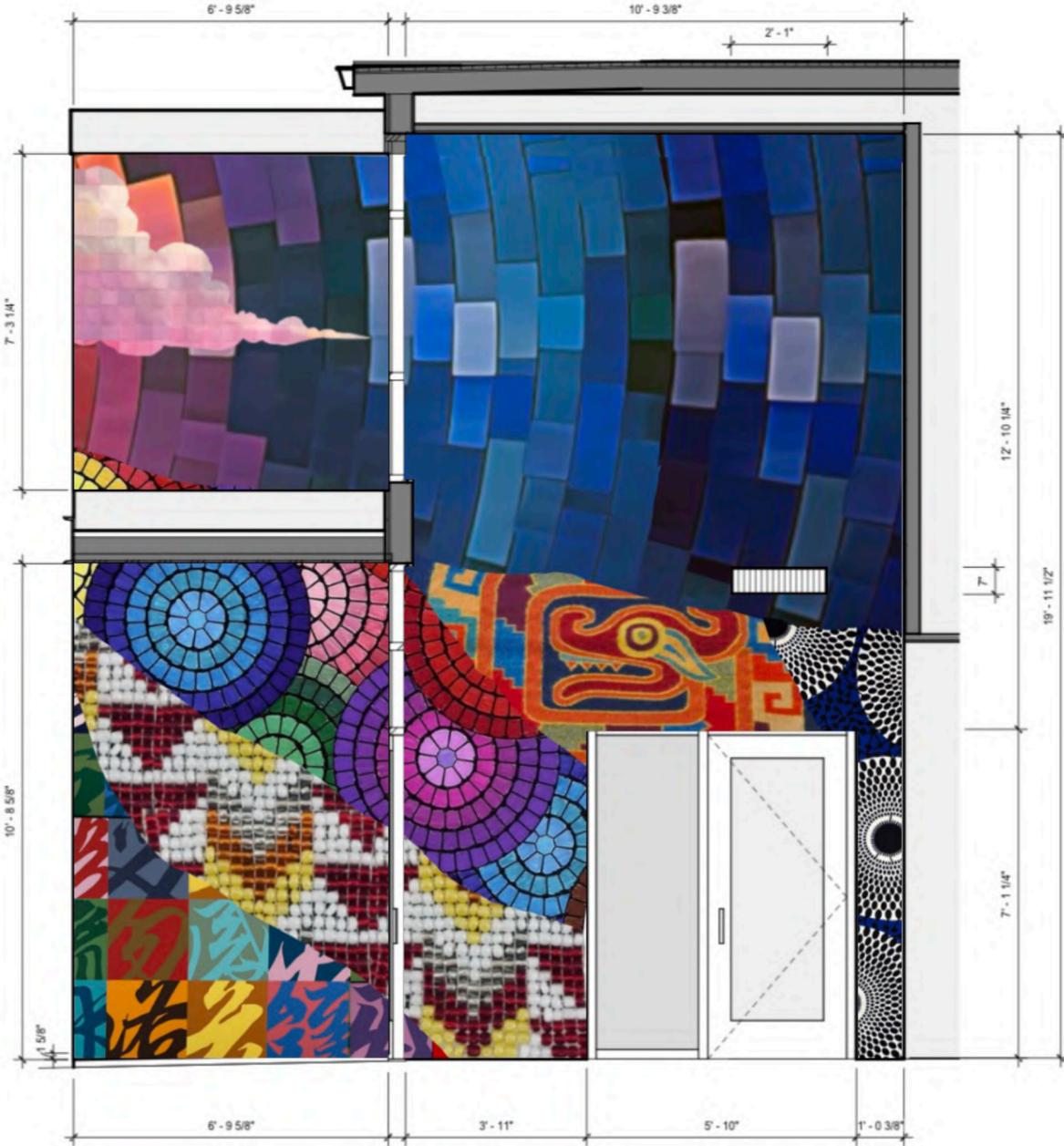
Description of images

- The primary entranceway communicates a glowing gesture of cultural diversity and symbolic inclusivity. Patterns and symbols of cultures of Asia, Africa, Native Americans, Latin and universal symbols of acceptance and tolerance.
- Bottom Left: My own personal style of abstract calligraphy, steeped in Chinese cultural and symbolism, with my own contemporary twist, colorful and abstract. Sharing the gesture of Chinese language and culture without using specific words.
- Bottom middle: Ohlone pattern created by collaborating Ohlone artist Rene Ring. Establishing a gesture of historical importance and recognition of the first peoples of this land
- Middle section: Large colorful circles, symbolic of tolerance, inclusivity and universal acceptance of all people.
- Right side: Cultural patterns and symbols of the Latin American and African continents.

SCALE ARCHITECTURAL ELEVATION



3 EAST ELEVATION
PA04 1/2" = 1'-0"



2 NORTH ELEVATION AND SECTION AT LOBBY
PA04 1/2" = 1'-0"





COLOR PALLET- True Tiles

130 Total colors, over 20 blues

McINTYRE TILE - Healdsburg CA

Primary Tile source, McIntyre tile creating all hand made and customized colors for this mosaic artwork. Matte and semi-gloss finishes to create depth and diversity of color range.



FIRE CLAY TILE - Berkeley CA

Secondary Tile source, Fireclay tile gives additional color range and diversity of tone.



**Complete Tile
Color Palette
and Grout
Grey**



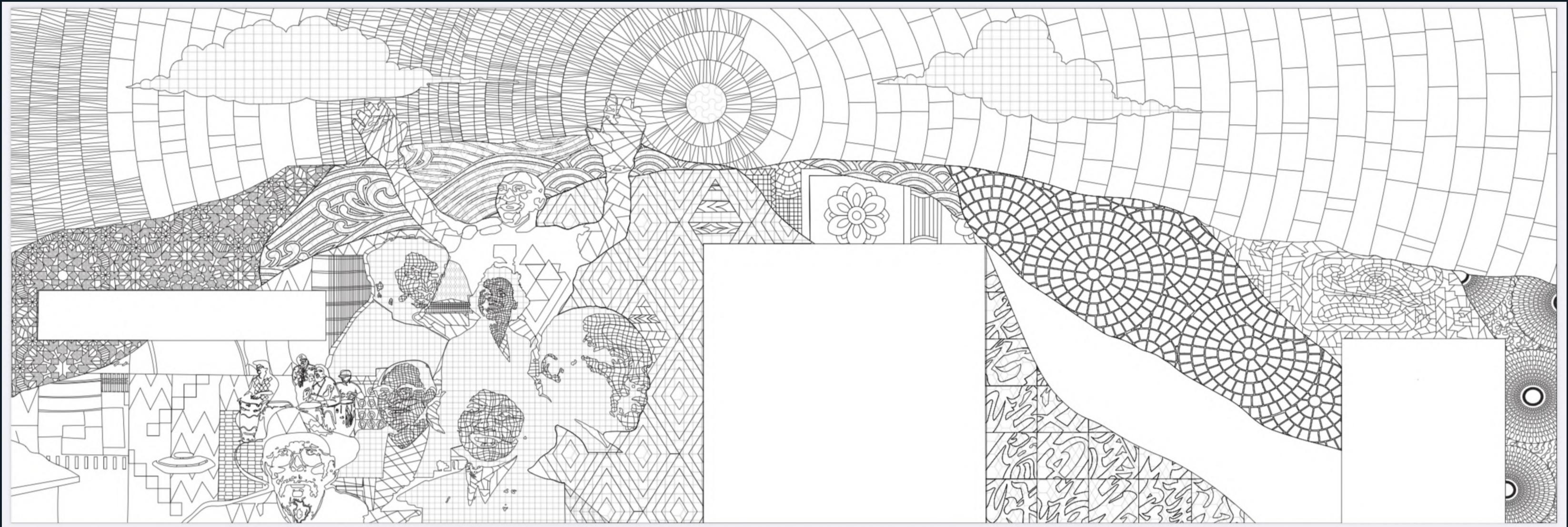
**Grout #34
Sandstone Grey**



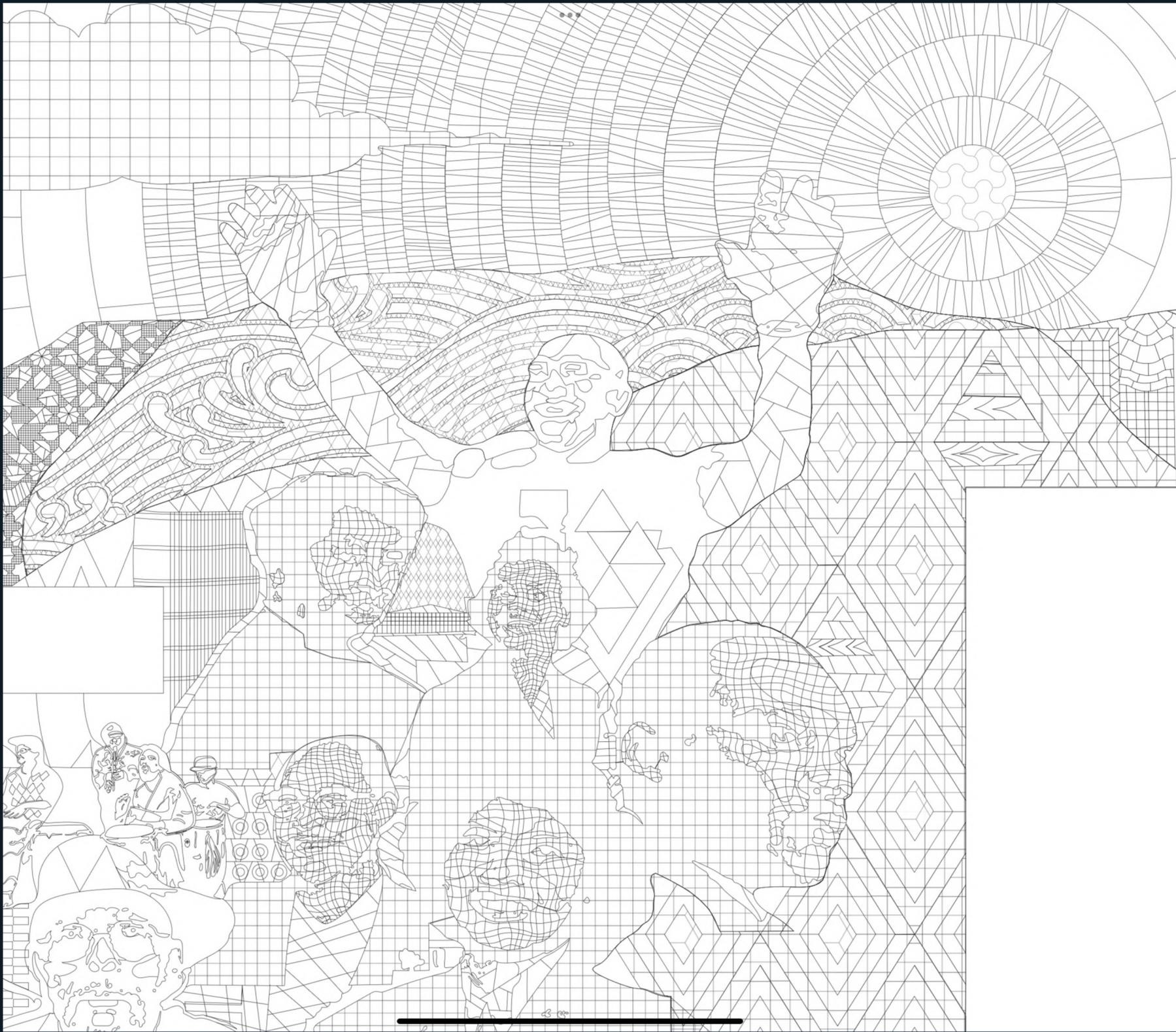
FINAL DESIGN - Primary Grout Lines

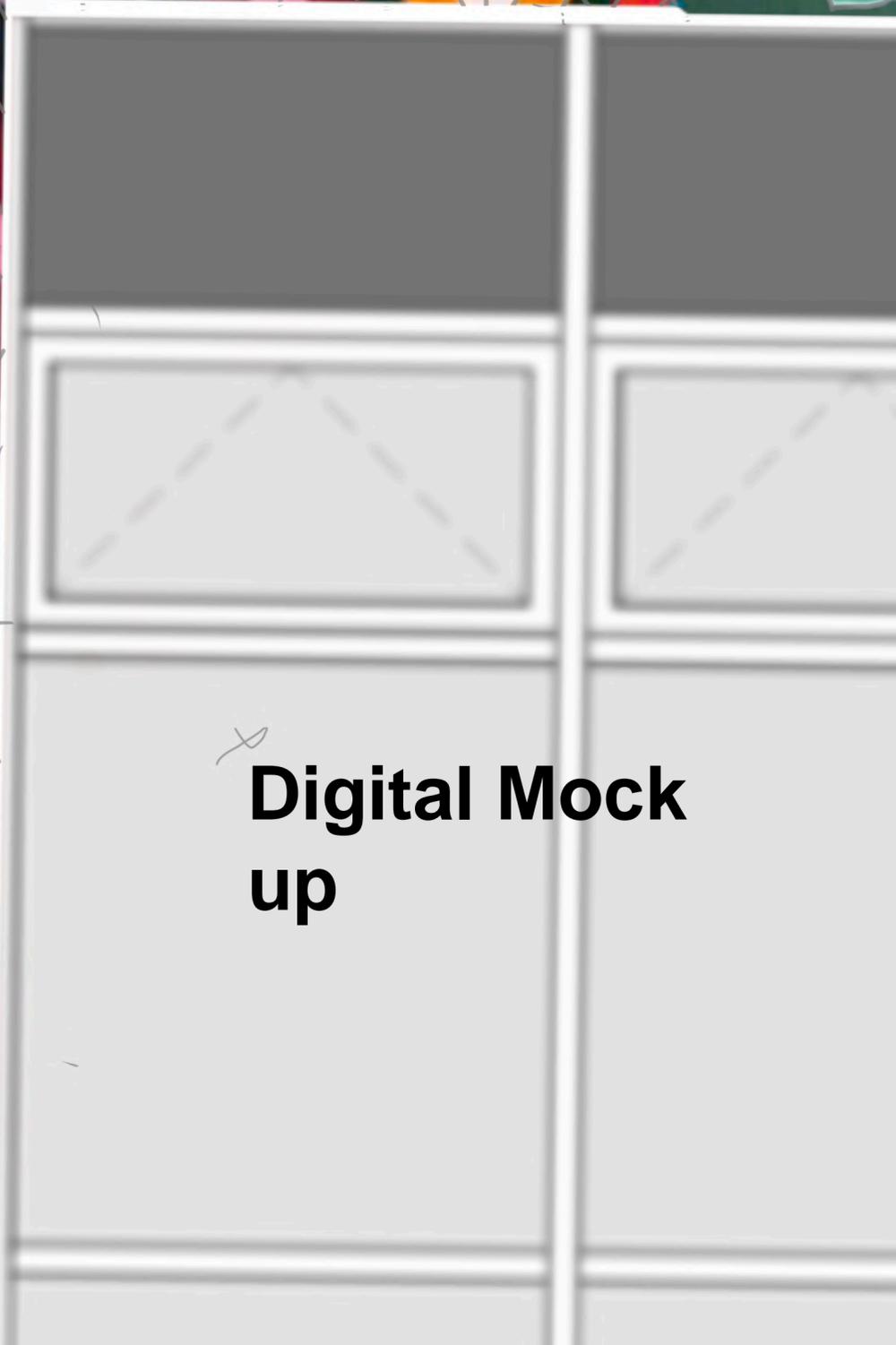


FINAL DESIGN - Pattern Grout Lines (In progress)









✓ **Digital Mock
up**

**PRODUCTION PLAN,
TIMELINE,
MAINTENANCE PLAN**

PRODUCTION PLAN Page 1 of 2

Mosaic Public Art Project MLK/YAP Center – Production Plan

1. Project Overview

This project consists of the fabrication of a large-scale mosaic artwork produced concurrently at two studio locations. Work will be centrally directed by Lead Fabricator Rachel Rodi, to ensure consistency in design, materials, and craftsmanship. The secondary production team, led by awarded artist Sorell Raino-Tsui, will provide the primary labor force. Final assembly and integration will occur after all components meet quality and alignment standards.

Mosaic Fabrication Process

- The approved artwork is converted to a Vector Illustrator file that can be enlarged and printed at actual scale. These printed files act as the map and guide for the duration of the production process.
- All mosaic tiles will be hand cut from ceramic tile, using manual cutting tools to achieve precise shapes and controlled variation.
- Mosaic sections will be fabricated using an indirect method: tiles are placed face up into a sticky mesh with light adhesive according to full-scale templates or section drawings/printouts.
- Once tile placement is complete, sections are mounted to rigid backer boards or panels using appropriate setting materials to ensure durability and dimensional stability.
- After curing, panels are cleaned, inspected, and test-aligned against adjacent sections to confirm continuity of imagery, color flow, and joint spacing.
- Grouting is completed on site at the MLK/YAP Center, by third party contractor.

2. Team Structure & Roles

Lead Fabrication Studio, Rachel Rodi Studios

- Lead Fabricator (Project Lead) Rachel Rodi
- One additional Fabrication Assistant (husband)
- Production studio, Vallejo CA

Responsibilities:

- Finalize fabrication standards, mockups, and templates
- Produce key or technically complex sections
- Maintain master reference materials (color keys, tile maps, setting guides)
- Oversee quality control and approve completed sections from both sites

Secondary Fabrication Studio, ABG Art Group

- Lead artist, Sorell Raino-Tsui
- 5 additional Fabricators (6 person total team)
- Production Studio, East Bay CA

Responsibilities:

- Produce assigned mosaic sections following approved standards
- Document progress and flag issues early
- Package and label completed sections for transport

3. Workflow & Phasing

Phase 1: Pre-Production (All Teams)

- Confirm final artwork files, scaling, section breakdown, and numbering system
- Distribute fabrication guides (color palette, grout specs, substrate standards)
- Produce and approve a sample panel to set quality benchmark (Due Jan 28th, CAS approval meeting)

Phase 2: Concurrent Fabrication

- Primary Site fabricates lead sections and oversees overall alignment
- Secondary Site fabricates assigned sections in parallel
- Weekly check-ins (photo/video review) to verify consistency and progress

Phase 3: Quality Review & Adjustments

- Lead Fabricator reviews all completed sections
- Corrections made at originating site where possible
- Final approval issued prior to transport

Phase 4: Assembly & Delivery Prep

- Sections dry-fit for final alignment
- All pieces labeled, crated, and documented
- Installation sequencing notes prepared for site crew

PRODUCTION PLAN Page 2

4. Communication & Documentation

- Single shared production tracker (schedule, section status, issues)
- Weekly coordination meeting with both studios
- Daily internal check-ins at each site
- All deviations from plan approved by Lead Fabricator or Sorell Raino-Tsui

5. Quality Control & Risk Management

- Approved sample panel serves as reference standard
- Random section audits during production
- Redundancy in critical materials stocked at both sites
- Schedule buffer built in for rework or transport delays

6. Deliverables

- Fully fabricated and approved mosaic sections
- Installation-ready documentation and section map
- Condition report prior to shipment

7. Installation

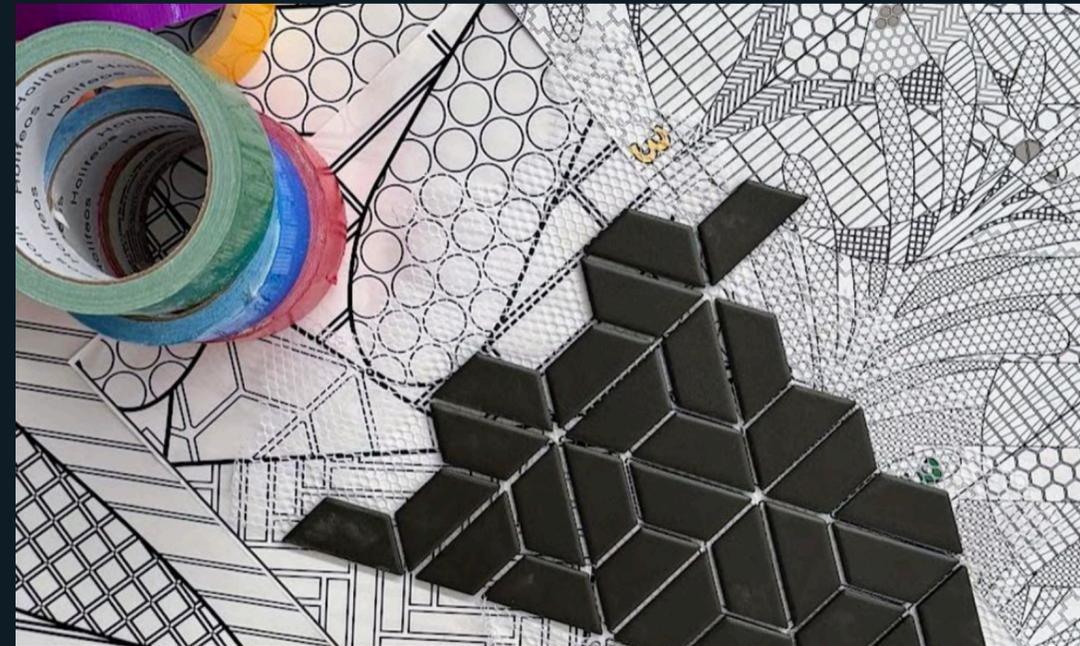
- Third party install, led by experienced installer Eco-Logical Builders
- Licensed Contractor #891525
- Overseen by Rachel Rodi and Sorell Raino-Tsui

PRODUCTION & FABRICATION METHOD

RACHEL RODI & ABG ART GROUP



DIGITAL MAP
PRINTED AT SCALE



HIGH DETAIL MAP,
IDENTIFYING ALL PATTERNS
AND CUTS



Rachel Rodi & husband, lead fabricator,
2 person team, Vallejo studio.

ABG Artist team, 6 person team, East
Bay Studio

2 Fabrication sites, 8 person total
production team

PROJECT TIME LINE

MLK/YAP COMMUNITY CENTER

Production Timeline: Ceramic Tile Mosaic Project

January 2026 | Project Initiation and Final Design Development

- Contract execution and project kickoff
- Final refinement of artwork design, scale, color palette, and layout
- Final refinement of digital files, to scale project layout
- Finalization of tile specifications, suppliers, colors and availability
- January 8th, PAS presentation
- January 28th, CAS presentation, with maquette

February 2026 | Artwork Preparation and Pre-Production

- Completion of final digital artwork files for tile printing
- Complete tile order
- Layout production facility
- To scale printing, mapping and full production layout

March–July 2026 | Tile Production

- Full-scale ceramic tile cutting, producing, creating mosaic with full team
- Quality control checks to ensure color consistency and alignment
- Continued preparation of tile sets and labeling for installation sequencing

August 2026 | Midway Production Check-In

- Formal production review with Mark and CC
- Assessment of completed tiles and overall progress
- Confirmation of installation readiness, timeline, and logistics
- Adjustments made if necessary prior to final production phase

September–October 2026 | Final Production and Assembly Preparation

- Continued fabrication of remaining tile mosaic production
- Final quality assurance review
- Final site measurements and confirmation of scale, dimensions
- Crating, packing, and preparation for transport
- Coordination with installers and site representatives

November 2026 | Site Preparation and Installation Planning

- Final site inspections and substrate readiness confirmation
- Installation scheduling and coordination with construction or facilities teams
- Evaluate, confirm storage facilities on site
- Completion of mosaic production

December 2026 | Installation and Project Completion

- On-site installation of ceramic tile mosaic
- Final inspection and punch list completion
- Project documentation and handoff
- Artwork ready for public viewing

MAINTENANCE PLAN

MLK/YAP COMMUNITY CENTER

Maintenance Plan: Ceramic Tile Mosaic Installation

The proposed artwork is a **large-scale exterior mosaic composed of glazed ceramic tiles**, selected for their durability, color stability, and suitability for public environments. Ceramic tile is a low-maintenance material commonly used in architectural applications and is well suited for long-term outdoor display.

Grout & Sealant

The artworks will be grouted using Laticrete brand Prismacolor grout #34 Sandstone color. This grout is specifically being used for its durability, and application use in cold weather. It comes pre-mixed with an embedded grout sealant system, ensuring longevity. It does not require additional grout sealant. However, at the discretion of the Community Center, or upon visual inspection, the grout can be re-sealed as needed. For optimal longevity, the grout should be re-sealed every three to five years. Industry standard grout sealant is **Aqua Mix Sealer's Choice Gold**, which can be found at Home Depot or other comparable hardware stores. This sealant is approved for exterior applications.

Routine Cleaning

The mosaic may be cleaned on an **as-needed basis**, typically once or twice per year, or more frequently in high-traffic areas. Cleaning can be performed using:

- Clean water and a soft cloth, sponge, or soft-bristle brush
- Mild, non-abrasive detergent if needed

The surface is compatible with **low- to moderate-pressure washing**, provided the nozzle is kept at a safe distance to avoid stressing grout lines. Harsh chemicals, abrasive pads, or acidic cleaners should be avoided.

Graffiti and Vandalism

Glazed ceramic tile is naturally resistant to staining and graffiti. Most graffiti can be removed using:

- Mild solvent-based graffiti remover approved for glazed surfaces
- Warm water and detergent

Graffiti removal should follow manufacturer guidelines to ensure the glaze and printed imagery are not affected.

Inspection and Repairs

It is recommended that the mosaic be **visually inspected annually** for:

- Cracked or loose tiles
- Grout deterioration
- Structural issues related to the mounting surface

If damage occurs, individual tiles can be replaced without affecting the surrounding artwork. Replacement tiles can be reproduced to match the original design if necessary.

Longevity and Durability

Ceramic tile is a **non-fading, weather-resistant material** designed to withstand UV exposure, temperature changes, moisture, and pollution. With basic care, the mosaic is expected to maintain its appearance and structural integrity for decades.

Maintenance Responsibility

No specialized conservation services are required. Routine cleaning and inspection can be performed by standard facilities or maintenance staff familiar with exterior architectural surfaces.

UPDATED BUDGET

UPDATED BUDGET

ESTIMATED PROJECT BUDGET MLK Jr. Youth Services Center / Young Adult Project		Target Estimated Budget	Actuals
		Total Budget per RFQ:	\$442,000.00
ARTIST/TEAM NAME:		Sorell Raino-Tsui	
ARTWORK TITLE:		South Berkeley Shines 2	
INSTRUCTIONS:	<i>Provide item description and amount, adding lines if needed.</i>		Category Totals
Item	Description	Budgeted Amount	
Design			92000
Artist Fee	Lead artists & team compensation (~20%)	88000	
Digital/rendering services	Necessary shop drawings, detailed studies and file preparation	4000	
Fabrication Labor			187,800
	Physical production of mosaic		
	Lead Fabricator Consultant - Rachel Rodi	80,000	
	Mosaic Assistants x5 (Hourly Production labor)	107800	
Fabrication Materials			48,800
	Tile and production materials		
	McIntyre Tile \$36 sq ft	24,000	
	Fireclay Tile \$20 sq ft	20,000	
	Cutter, Mats, Printed Material	4,800	
Space Rental			28,000
	Dedicated space for production and storage		
	Studio Rental (East Bay 12 month lease)	24,000	
	Studio Buildout Production Tables & Shelves	4,000	
Delivery			6,100
Packing/crating	Safe delivery to the install site		
	Faultline Custom Crating - Mario Navasero	5300	
Truck transportation	For delivery		
	U-Haul Rental and Labor	800	
Installation			
Labor	Contractors install team		40,000
	Ecological builders Grout and Tile Install labor	40,000	
Materials	Miscellaneous supplies and materials		
	NA - included in install price		
Rentals	Lifts, Scaffolding, and necessary equipment		3800
	United Rentals 19ft scissor x2 week (interior)	1370	
	United Rentals 26 ft all terrain scissor x4weeks (exterior)	2430	
Administration			5500
Documentation	Video and photo the process, installation, and final product	2500	
Insurance	Necessary insurance policies	3000	
Legal	Na	NA	
Permits	NA	NA	
Contingency			30,000
	Ensuring on time and on budget delivery of the Artwork		
Total expenses			\$442,000

APPENDIX

Supporting documents:

Project Partners Summary

Installation Team Info

Portrait Descriptions

Contacts Info

Grout Product Data sheet

Cold Weather Grout Installation Data Sheet

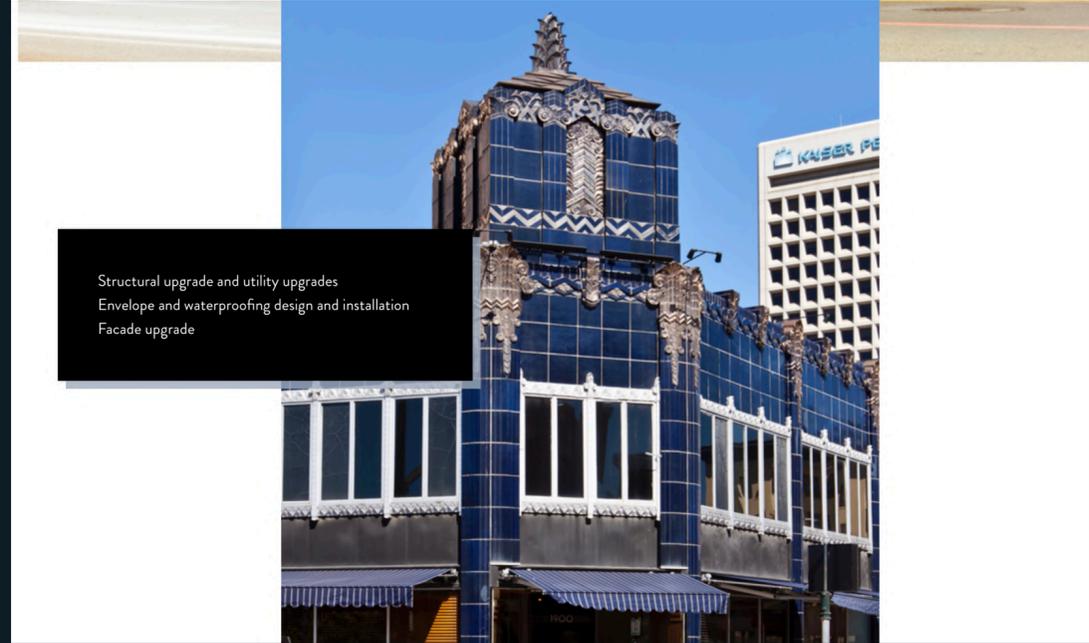
PROJECT PARTNERS

SUMMARY

- ALL PARTNERS LOCAL TO THE BAY AREA, KEEPING THE ECONOMIC VALUE OF THE PROJECT IN OUR LOCAL ECONOMY
- FABRICATION: RACHEL RODI MOSAICS, EXPERIENCED LOCAL TEAM WITH A PROVEN TRACK RECORD IN PUBLIC ART, HAS REVIEWED AND QUOTED THE PROJECT AND READY TO PRODUCE
- MATERIALS: MCINTYRE TILE, VETERAN OF CERAMIC TILE PRODUCTION, EXPERIENCED IN WORKING WITH ARTISTS AND MOSAICS, UNLIMITED COLOR AND CUSTOM MATERIAL OPTIONS
- INSTALLATION: ECO LOGICAL BUILDERS INC. , LICENSED, BONDED, EXPERIENCED, ESTABLISHED WORKING RELATIONSHIP WITH ARTIST

INSTALLATION PARTNER

ECO LOGICAL BUILDERS INC. RICHMOND CA



ECO LOGICAL BUILDERS INC

WILLIE LORD

LICENSE # 891525

5327 JACUZZI ST SUITE 4M

RICHMOND CA 94804

<https://ecologicalbuilders.com>

willie@ecologicalbuilders.com

415-823-5525

PROVEN EXPERIENCE,

INSURED, BONDED &

LICENSED TO PREFORM THIS

INSTALLATION

PORTRAITS

SYMBOLS OF PRIDE AND HISTORY FROM BERKELEY



RUTH ACTY

First African-American teacher in the Berkeley Unified School District



WILLIAM B. RUMFORD

Political pioneer, pharmacy owner. First African-American elected to state public office in Northern California.



DR. MARTIN LUTHER KING JR

Civil rights icon and location namesake



MAGGIE GEE

Chinese-American aviation pioneer, WWII pilot and member of WASP (Women Air-force Service Pilots). Inducted into the Nevada Aerospace Hall of Fame in recognition of being one of the first women in history to American military aircraft in defense of America's freedom



CHARLES LEE AUSTIN

Local community organizer, fondly dubbed the 'President of South Berkeley'



MABEL HOWARD

Mable 'Mama' Howard, a humanitarian, political activist, union activist and civic leader. Mother of Berkeley artist Mildred Howard.



JOSEPH CHARLES

'The Waving Man', local icon of hospitality and kindness, representing the spirit of South Berkeley. . He won national fame and affection for the simple act of waving to the passing traffic from the front of his house every morning for 30 years



ASHBY FLEA MARKET & DRUM CIRCLES

A staple of the community for decades, a symbol of cultural pride and entrepreneurship. One of the primary inspirations for this artwork.

CONTACTS & INFORMATION LINKS

- Sorell Raino-Tsui: Lead Artist. sorell@abgartgroup.com <https://www.abgartgroup.com/home> <https://www.tsuixiaorui.com> 510-565-0130
- Rachel Rodi: Lead Fabricator. rachel@rachelrodi.com <https://www.rachelrodi.com> 510-301-8663
- McIntyre Tiles Inc.: Material Tile Supplier info@mcintyretile.com 707-433-8866
- Eco Logical Builders Inc.: Installation team willie@ecologicalbuilders.com <https://ecologicalbuilders.com>
415-823-5525



PERMACOLOR® Grout

DS-250-0825

**Globally Proven
Construction Solutions**



1. PRODUCT NAME

PERMACOLOR® Grout

2. MANUFACTURER

LATICRETE International, Inc.
1 LATICRETE Park North
Bethany, CT 06524-3423 USA

Telephone: +1.203.393.0010, ext. 1235

Toll Free: 1.800.243.4788, ext. 1235

Fax: +1.203.393.1684

Website: laticrete.com

3. PRODUCT DESCRIPTION

PERMACOLOR® Grout has been upgraded with a new formula providing increased strength and enhanced stain resistance to hold up to the most demanding commercial and residential installations.

Advantages

- Featuring Water Dispersion Technology™, making a more dense and stronger grout joint
- 20% increased strength providing a higher compressive and tensile strength, longer life and better resistance to wear and tear. (+)
- 30% enhanced stain resistance for less maintenance while staying true to its original color. (+)
- No Sealing Required
- Easier to spread and clean means faster installations with less labor and hassle.
- Improved color consistency.

- Exceeds ANSI A118.7, the highest cementitious grout standard ensuring durability and stain resistance. Conforms to ISO 13007 and EN 13888 (CG2WA).
- Equipped with Microban® an antimicrobial product protection to inhibit the growth of mold and mildew in the grout.*
- Fast setting
- Ideal for floors and walls (joint widths of 1/16–1/2" [1.5 to 12 mm])
- Component of LATICRETE® Lifetime System Warranty

(+): When compared to previous version of PERMACOLOR

LATICRETE 25 Year Warranty (DS 025.0 for USA / DS 025.0CN for Canada) and LATICRETE Lifetime Warranty (DS 230.99 for USA / DS230.99CN for Canada)

* Use a suitable and regular cleaning regimen to ensure that any organic materials which may accumulate are removed from the surface of the grout.

Suitable Substrates

- Tile or Stone

Packaging

8 lb (3.6 kg) Bags

25 lb (11.3 kg) Bags

Shelf Life

Factory sealed bags of this product are guaranteed to be of first quality for two years (2) if stored in a cool, dry place.

Limitations

- Adhesives/mastics, mortars and grouts for ceramic tile, pavers, brick and stone are not replacements for waterproofing membranes. When a waterproofing membrane is required, use a LATICRETE Waterproofing Membrane (see Section 10 FILING SYSTEM).
- Use SPECTRALOCK® 2000 IG when chemical resistance is required.
- DO NOT use acid to clean colored grout joints.

- Job site conditions will affect the final color of colored grouts. Try a small test area to determine your results before grouting the entire installation.
- Certain types of tile are more absorbent than others and will trap color pigment during grouting. Prior to grouting, test for absorption of color pigment. Porous tiles will need to be sealed prior to grouting.
- Selecting other grouting materials: LATICRETE has grouting materials designed for every use. For installations that require high strength and chemical resistance choose SPECTRALOCK 2000 IG. This product is ideal for installations where a stain resistant colorfast grout is desired. Note: Surfaces must be structurally sound, stable and rigid enough to support ceramic/stone tile, thin brick and similar finishes. Substrate deflection under all live, dead and impact loads, including concentrated loads, must not exceed L/360 for thin bed ceramic tile/brick installations or L/480 for thin bed stone installations where L=span length.
- For ANY area that will later receive intermittent water exposure, such as showers, allow area to cure a minimum of 48 hours at 70°F (21°C) & 50% RH.
- In submerged applications or steam rooms allow PERMACOLOR® to cure for 14 days at 70°F (21°C) prior to filling with water or exposing to steam. See TDS 192 and TDS 172 for more information on these applications.

Cautions

- Consult SDS for more safety information.
- Protect finished work from traffic until fully cured.
- Contains portland cement. Causes severe skin burns and serious eye damage. May cause an allergic skin reaction. Wear protective gloves, clothing and eyewear. In case of contact, flush thoroughly with water.
- Do not take internally. Silica sand may cause cancer, respiratory irritation or serious lung problems. Avoid breathing dust.
- Grout may scratch soft glazed glass tile or polished surfaces. Conduct a test area to verify results.

4. TECHNICAL DATA

VOC/LEED Product Information

This product has been certified for Low Chemical Emissions (ULCOM/GG UL2818) under the UL GREENGUARD Certification Program for Chemical Emissions for Building Materials, Finishes and Furnishings (UL 2818 Standard) by UL Environment.

Applicable Standard

- ANSI A118.6
- ANSI A118.7
- EN 13888
- ISO 13007

This product currently has a Product Specific (Type III) Environmental Product Declaration (EPD). The PCR review, life cycle assessment and declaration were independently verified by UL Environment in accordance with ISO 14025, ISO 14040 and ISO 14044.

Physical Properties

Tensile Strength (28 Days)	510 psi (3.5 MPa)
Compressive Strength (28 Days)	4750 psi (32.8 MPa)
Flexural Strength (28 Days)	1400 psi (9.65 MPa)
Linear Shrinkage (7 Days)	0.065%
Water Absorption (28 Days)	3.25%

Test	Test Method	ISO 13007-3 CG2WA Specification	Results
28 Day Cure Abrasion Resistance	ISO 13007-4 4.4	Less than or equal to 1,000 mm ³ (0.061 in ³)	121–132 mm ³ (0.0074–0.0081 in ³)
28 Day Cure Flexural Strength	ISO 13007-4 4.1.3	Greater than 2.5 MPa (362 psi)	8.5–9.2 MPa (1226–1340 psi)
6 Day 21 Day Water Soak 25 Freeze/Thaw Cycle Flexural Strength	ISO 13007-4 4.1.3	Greater than 2.5 MPa (362 psi)	3.31–3.79 MPa (480–550 psi)
28 Day Cure Compressive Strength	ISO 13007-4 4.1.4	Greater than 15 MPa (2175 psi)	35.7–36.8 MPa (5,176–5,339 psi)
6 Day 21 Day Water Soak 25 Freeze/Thaw Cycle Compressive Strength	ISO 13007-4 4.1.4	Greater than 15 MPa (2175 psi)	30.4–31.2 MPa (4,408–4,518 psi)
28 Day Cure Shrinkage	ISO 13007-4 4.3	Less than 3 mm/m (0.12 in./3.28 ft)	0.51–0.62 mm/m (0.02–0.024 in./3.28 ft)
28 Day Water Absorption Soaked 30 Minutes	ISO 13007-4 4.2	Less than 2 g (0.0044 lb)	0.09–0.14 g (0.0002–0.0003 lb)
28 Day Water Absorption Soaked 240 Minutes	ISO 13007-4 4.2	Less than 5 g (0.011 lb)	0.54–0.7 g (0.0012–0.0015 lb)

Working Properties

Pot Life	45–60 min at 70°F (21°C)
Final Set	2 - 3 hrs
Heavy Foot Traffic	6 hrs

Specifications subject to change without notification. Results shown are typical but reflect test procedures used. Actual field performance will depend on installation methods and site conditions.

5. INSTALLATION

Surface Preparation

Before starting to grout, remove spacers and debris in grout joints and remove dust and dirt using a wet sponge. Do not leave water standing in joints.

Note: when grouting in hot weather refer to TDS 176 Hot Weather Tiling and Grouting. Substrate temper necessary. Refer to TDS 400 Grout Guide for more information on grouting.

Mixing

Use approximately 2.4 to 2.7 quarts (2.3 to 2.5 L) of clean potable water for 25 lbs (11.3 kg) of PERMACOLOR Grout. Place water in a clean mixing container and add grout powder.

Mix with a slow speed drill mixer (300 rpm) for 1 minute. The mix may look slightly dry during this time, but DO NOT ADD MORE WATER. The Water Dispersion Technology(TM) will take effect and wet out the product over the next 5 minutes during slaking.

Wait the 5 minutes to slake and then remix with a drill for 1 minute.

Although it is not necessary, for an added level of stain fighting protection use STONETECH® GroutUp™ Additive in lieu of water.

Application

Clean the tile surface with a damp sponge. Spread with a sharp, firm rubber grout float or wall float for narrow wall joints.

To remove excess grout hold the float at a 90° angle and pull it at a 45° angle diagonally across the joints to avoid pulling out the material.

*Note: If the grout begins to stiffen during installation, remix with a margin trowel for 10–15 seconds. **DO NOT ADD MORE WATER.***

Cleaning

For first cleaning wait approximately 20 – 30 minutes at 70°F (21°C). Wider joints or cooler temperatures may extend wait time. Begin initial cleaning by lightly wiping down entire area to be cleaned with a damp sponge. Wash with a damp sponge (not wet). Work diagonally to the joints. Allow to dry 3 hours at 70°F (21°C).

For second cleaning use a damp sponge or dry cloth to remove remaining grout haze.

Note: Use caution when grouting soft glazed tile or polished stone.

If grout is to be sealed, LATICRETE generally recommends waiting a minimum of 48 hours at 70°F (21°C) prior to sealing PERMACOLOR Grout, or any other cement-based grout; however, we suggest deferring to the written recommendations of the sealer manufacturer to make the final determination, as certain sealers may require the cement grout to cure for an extended period of time.

6. AVAILABILITY AND COST

Availability

LATICRETE materials are available worldwide.

For Distributor Information, Call:

Toll Free: 1.800.243.4788

Telephone: +1.203.393.0010

For on-line distributor information, visit LATICRETE at laticrete.com

Cost

Contact a LATICRETE Distributor in your area.

7. WARRANTY

See 10. FILING SYSTEM:

- 1 Year Product Warranty (US) (English)
- 5 Year System Warranty (US) (English)
- 10 Year System Warranty (US) (English)
- 25 Year System Warranty (US) (English)
- Lifetime System Warranty (US) (English)

8. MAINTENANCE

LATICRETE recommends using STONETECH® surface products to protect, clean and enhance stone, masonry, tile and grout surfaces. Protect surfaces from common stains by using a STONETECH sealer such as STONETECH BulletProof® Sealer. Routine maintenance should follow with STONETECH Revitalizer® Cleaner and Protector or a neutral pH cleaner such as STONETECH Stone & Tile Cleaners. For tough or difficult to remove soil use STONETECH KlenzAll™ Cleaner, a nylon scrubbing pad or a long handled stiff bristle brush. For additional information, please refer to the Grout Guide, TDS 400 and TDS 113 Cement Grout Care & Maintenance for more information.

9. TECHNICAL SERVICES

Technical Assistance

Information is available by calling the LATICRETE Technical Service Hotline:

Toll Free: 1.800.243.4788, ext. 1235

Telephone: +1.203.393.0010, ext. 1235

Fax: +1.203.393.1948

Technical and Safety Literature

To acquire technical and safety literature, please visit our website at laticrete.com.

10. FILING SYSTEM

Additional product information is available on our website at laticrete.com. The following is a list of related documents:

- DS 230.13: LATICRETE Product Warranty
- DS 230.05: LATICRETE 5 Year System Warranty (United States and Canada)
- DS 230.10: LATICRETE 10 Year System Warranty (United States and Canada)
- DS 230.15: LATICRETE 15 Year System Warranty for Steel or Wood Framed Exterior Facades (United States and Canada)
- DS 025.0: LATICRETE 25 Year System Warranty (United States and Canada)
- DS 230.99: LATICRETE Lifetime System Warranty
- DS 030.0: SPECTRALOCK® 2000 IG
- DS 236.0: 9235 Waterproofing Membrane
- DS 663.0: HYDRO BAN®
- TDS 192: Installation of Ceramic Tile in Swimming Pools
- TDS 176: Hot Weather Tiling and Grouting

LATICRETE International, Inc.

One LATICRETE Park North, Bethany, CT 06524-3423 USA • 1.800.243.4788 • +1.203.393.0010 • www.laticrete.com

© 2025 LATICRETE International, Inc. All trademarks shown are the intellectual properties of their respective owners.



Cold Weather Tiling and Grouting

TDS 175

Conventional portland cement tile setting beds, thin-set mortars, grouts and cement plasters are often permanently damaged when subject to below freezing temperatures immediately after installation. The water content of a mortar turning into ice often results in portland cement gel structure rupturing with significant loss in strength, flexibility and durability. Subsequent repairs to the damaged work and resulting site delays are extremely costly.

There is a simple rule to follow when the temperature is low during installation: **The 18° (8 °C) Rule** – for every 18°F below 70°F (8°C below 21°C), portland cement and epoxy based materials take twice as long to cure.

Liquid Latex or Polymer Fortified Mortars, Screeds and Plasters

The use of 254 Platinum, 254 Platinum Plus, MULTIMAX™ LITE, or 3701 Mortar Admix in thin-sets, grouts, plasters, stuccos and other portland cement mortars allows work to continue in cold weather without costly delays or damage. Frost, ice and thermal shock do not damage LATICRETE® Latex Fortified Mortars after initial set. Installations can be made at temperatures as low as 40°F (4°C).

Rapid Setting Latex Fortified Mortars

The use of a premium rapid-setting thin-set mortar will also help to accelerate the setting time in cooler temperatures. 254R Platinum Rapid is ideal for this application.

Shipping and Storage

For best results, always ship and store installation materials at temperatures above freezing so they will be ready to use when needed.

1. If LATICRETE liquid latex admixtures and liquid membranes are ever frozen, allow them to thaw completely before use. Allow the products to come up to room temperature of approximately 70°F (21°C). Stir contents thoroughly before use or before mixing with thin-sets, grouts and other portland cement mortars.
2. LATICRETE and LATAPOXY® liquid pouches stored in cooler temperatures should be warmed by submerging the unopened pouches in warm water until the material is sufficiently tempered.
3. Acclimate waterproofing membranes, crack isolation and sound control products to their respective usage temperature range prior to use.
4. Store all polymer fortified thin set mortars and grouting products in a warm area for 24 hours prior to use.

Protection

Due to the slow rate of portland cement hydration and strength development at low temperatures, protect installations from traffic for longer than normal periods. Keep all traffic off of finished work until full cure. For example, installations which will be subjected to vehicular traffic should cure for 7 days at 70°F (21°C) prior to vehicle traffic. Allow extended cure time, based on the 18° Rule (above), for installation in cooler temperatures. It is important to note that large format tiles and stone will also require longer curing periods in cooler temperatures. Suitable protection should be included in the scope of work. For example, the Tile Council of North America (TCNA) of the TCA Handbook for Ceramic Tile Installation (current year) under the heading “Protecting New Tile Work” states: “Builder shall provide up to ¾” (19mm) thick plywood or OSB protection over non-staining kraft paper to protect floors after installation materials have cured”. In addition, extended cure periods will be required for applications that include multiple layer build ups (e.g. mortar beds, waterproofing, sound control, crack isolation, epoxy grout, etc...). Each component must reach a proper cure prior to installing the subsequent installation product.

Helpful Hints

1. Work during warm periods of the day.
2. Ensure that the surface temperature is within the suggested temperature range for the LATICRETE® or LATAPOXY® product being used during the installation and cure period. Consult the individual LATICRETE or LATAPOXY product data sheet and How to Install guide for more information.
3. Tent and heat areas that will be subjected to the elements or freezing temperatures during installation and cure periods.
4. For multiple story buildings – areas to receive tile and stonework may be heated from below to aid in “warming up” cold concrete slabs and rooms. Simply placing temporary heating units in areas under rooms scheduled to receive tile and stone finishes in multiple story buildings will allow the natural rise of heat to warm up these areas.
5. Vent all temporary heating equipment in accord with OSHA (Occupational Safety and Health Administration) and local building code regulations.

Technical Data Sheets are subject to change without notice. For latest revision, check our website at <https://laticrete.com>
TDS 175.doc R 13 February 2020



LATICRETE INTERNATIONAL, INC. ▪ 1 LATICRETE Park North ▪ Bethany, CT 06524-3423 USA
800.243.4788 ▪ support@laticrete.com ▪ www.laticrete.com

©2013 LATICRETE INTERNATIONAL, INC. All trademarks shown are the intellectual properties of their respective owners.



MLK/YAP COMMUNITY CENTER

Mosaic Public Art Project – Production Plan

1. Project Overview

This project consists of the fabrication of a large-scale mosaic artwork produced concurrently at two studio locations. Work will be centrally directed by Lead Fabricator Rachel Rodi, to ensure consistency in design, materials, and craftsmanship. The secondary production team, led by awarded artist Sorell Raino-Tsui, will provide the primary labor force. Final assembly and integration will occur after all components meet quality and alignment standards.

Mosaic Fabrication Process

- The approved artwork is converted to a Vector Illustrator file that can be enlarged and printed at actual scale. These printed files act as the map and guide for the duration of the production process.
- All mosaic tiles will be hand cut from ceramic tile, using manual cutting tools to achieve precise shapes and controlled variation.
- Mosaic sections will be fabricated using an indirect method: tiles are placed face up into a sticky mesh with light adhesive according to full-scale templates or section drawings/printouts.
- Once tile placement is complete, sections are mounted to rigid backer boards or panels using appropriate setting materials to ensure durability and dimensional stability.
- After curing, panels are cleaned, inspected, and test-aligned against adjacent sections to confirm continuity of imagery, color flow, and joint spacing.
- Grouting is completed on site at the MLK/YAP Center, by third party contractor.

A **sample panel** will be produced January 2026, for the Berkeley CAS approval meeting, to establish craftsmanship, color balance, and finish standards for all subsequent work.

2. Team Structure & Roles

Lead Fabrication Studio, Rachel Rodi Studios

- Lead Fabricator (Project Lead) Rachel Rodi

ABG

- One additional Fabrication Assistant (husband)
- Production studio, Vallejo CA

Responsibilities:

- Finalize fabrication standards, mockups, and templates
- Produce key or technically complex sections
- Maintain master reference materials (color keys, tile maps, setting guides)
- Oversee quality control and approve completed sections from both sites

Secondary Fabrication Studio, ABG Art Group

- Lead artist, Sorell Raino-Tsui
- 5 additional Fabricators (6 person total team)
- Production Studio, East Bay CA

Responsibilities:

- Produce assigned mosaic sections following approved standards
- Document progress and flag issues early
- Package and label completed sections for transport

3. Workflow & Phasing

Phase 1: Pre-Production (All Teams)

- Confirm final artwork files, scaling, section breakdown, and numbering system
- Distribute fabrication guides (color palette, grout specs, substrate standards)
- Produce and approve a sample panel to set quality benchmark (Due Jan 28th, CAS approval meeting)

Phase 2: Concurrent Fabrication

- Primary Site fabricates lead sections and oversees overall alignment
- Secondary Site fabricates assigned sections in parallel
- Weekly check-ins (photo/video review) to verify consistency and progress

Phase 3: Quality Review & Adjustments

ABG

- Lead Fabricator reviews all completed sections
- Corrections made at originating site where possible
- Final approval issued prior to transport

Phase 4: Assembly & Delivery Prep

- Sections dry-fit for final alignment
- All pieces labeled, crated, and documented
- Installation sequencing notes prepared for site crew

4. Communication & Documentation

- Single shared production tracker (schedule, section status, issues)
- Weekly coordination meeting with both studios
- Daily internal check-ins at each site
- All deviations from plan approved by Lead Fabricator or Sorell Raino-Tsui

5. Quality Control & Risk Management

- Approved sample panel serves as reference standard
- Random section audits during production
- Redundancy in critical materials stocked at both sites
- Schedule buffer built in for rework or transport delays

6. Deliverables

- Fully fabricated and approved mosaic sections
- Installation-ready documentation and section map
- Condition report prior to shipment

7. Installation

- Third party install, led by Ecological Builders
- Licensed Contractor #891525
- Overseen by Rachel Rodi & Sorell Raino-Tsui

ABG

Sorell Raino-Tsui
ABG Art Group
1528 Webster Street,
Oakland, CA 94612
Phone: 510-565-0130
Email: sorell@abgartgroup.com

ABG

MLK/YAP COMMUNITY CENTER

Production Timeline: Ceramic Tile Mosaic Project

January 2026 | Project Initiation and Final Design Development

- Contract execution and project kickoff
- Final refinement of artwork design, scale, color palette, and layout
- Final refinement of digital files, to scale project layout
- Finalization of tile specifications, suppliers, colors and availability
- January 8th, PAS presentation
- January 28th, CAS presentation, with maquette

February 2026 | Artwork Preparation and Pre-Production

- Completion of final digital artwork files for tile printing
- Complete tile order
- Layout production facility
- To scale printing, mapping and full production layout

March–July 2026 | Tile Production

- Full-scale ceramic tile cutting, producing, creating mosaic with full team
- Quality control checks to ensure color consistency and alignment
- Continued preparation of tile sets and labeling for installation sequencing

August 2026 | Midway Production Check-In

- Formal production review with Mark and CC
- Assessment of completed tiles and overall progress
- Confirmation of installation readiness, timeline, and logistics
- Adjustments made if necessary prior to final production phase

September–October 2026 | Final Production and Assembly Preparation

ABG

- Continued fabrication of remaining tile mosaic production
- Final quality assurance review
- Crating, packing, and preparation for transport
- Coordination with installers and site representatives

November 2026 | Site Preparation and Installation Planning

- Final site measurements and substrate readiness confirmation
- Installation scheduling and coordination with construction or facilities teams
- Evaluate, confirm storage facilities on site
- Completion of mosaic production

December 2026 | Installation and Project Completion

- On-site installation of ceramic tile mosaic
- Final inspection and punch list completion
- Project documentation and handoff
- Artwork ready for public viewing

Sorell Raino-Tsui
ABG Art Group
1528 Webster Street,
Oakland, CA 94612
Phone: 510-565-0130
Email: sorell@abgartgroup.com



MLK/YAP COMMUNITY CENTER

Maintenance Plan: Ceramic Tile Mosaic Installation

The proposed artwork is a large-scale exterior mosaic composed of glazed ceramic tiles, selected for their durability, color stability, and suitability for public environments. Ceramic tile is a low-maintenance material commonly used in architectural applications and is well suited for long-term outdoor display.

Grout Sealant

The artworks will be grouted using Laticrete brand Prismacolor grout #34 Sandstone color. This grout is specifically being used for its durability, and application use in cold weather. It comes pre-mixed with an embedded grout sealant system, ensuring longevity. It does not require additional grout sealant. However, at the discretion of the Community Center, or upon visual inspection, the grout can be re-sealed as needed. For optimal longevity, the grout should be re-sealed every three to five years. Industry standard grout sealant is **Aqua Mix Sealer's Choice Gold**, which can be found at Home Depot or other comparable hardware stores. This sealant is approved for exterior applications.

Routine Cleaning

The mosaic may be cleaned on an as-needed basis, typically once or twice per year, or more frequently in high-traffic areas. Cleaning can be performed using:

- Clean water and a soft cloth, sponge, or soft-bristle brush
- Mild, non-abrasive detergent if needed

The surface is compatible with low- to moderate-pressure washing, provided the nozzle is kept at a safe distance to avoid stressing grout lines. Harsh chemicals, abrasive pads, or acidic cleaners should be avoided.

Graffiti and Vandalism

Glazed ceramic tile is naturally resistant to staining and graffiti. Most graffiti can be removed using:

ABG

- Mild solvent-based graffiti remover approved for glazed surfaces
- Warm water and detergent

Graffiti removal should follow manufacturer guidelines to ensure the glaze and printed imagery are not affected.

Inspection and Repairs

It is recommended that the mosaic be visually inspected annually for:

- Cracked or loose tiles
- Grout deterioration
- Structural issues related to the mounting surface

If damage occurs, individual tiles can be replaced without affecting the surrounding artwork. Replacement tiles can be reproduced to match the original design if necessary.

Longevity and Durability

Ceramic tile is a non-fading, weather-resistant material designed to withstand UV exposure, temperature changes, moisture, and pollution. With basic care, the mosaic is expected to maintain its appearance and structural integrity for decades.

Maintenance Responsibility

No specialized conservation services are required. Routine cleaning and inspection can be performed by standard facilities or maintenance staff familiar with exterior architectural surfaces.

Sorell Raino-Tsui
ABG Art Group
1528 Webster Street,

ABG

Oakland, CA 94612

Phone: 510-565-0130

Email: sorell@abgartgroup.com