

Mosaics at the Luther Burbank Playground  
Maintenance and Repair Proposal – March 4, 2024 (With updates)  
*Prepared by Sandy Glass*

Dear Sarah and Katie,

The Mosaic Murals at the Luther Burbank Park playground were installed during the summer of 2016 led by Sandy Glass with Jose Orantes. The mosaic installations include a 38' x 5' tiled mosaic mural above the tennis courts entitled "Birds in Flight", a 25' x 14" mosaic border "Soaring Like Eagles" created with Islander Middle School (IMS) students and the two approximately 6' x 3' mosaics "Flight of the Butterflies" in the corner of the playground. These were created with Mercer Island 3<sup>rd</sup> – 5<sup>th</sup> grade students. Sandy and Jose worked with Mercer Island students in grades 3 – 12, with the help of community volunteers.

This proposal is a current assessment of necessary maintenance and repairs that need to be completed at this time. There is damage, both caused by natural elements, and vandalism. I've included a detailed explanation of the processes and costs to repair the damage and maintain the mosaics to increase the longevity of the mosaic installations within the playground and above the tennis courts.

Although mosaics are a lasting and timeless medium, regular maintenance and repair is necessary to assure longevity in the PNW climate and to repair and deter vandalism. Since writing my "Upkeep and Maintenance Proposal" in October 2019, with updates in May 2022, there is additional damage and vandalism that needs to be addressed. There are also a few things that should be done to enhance, add safety reassurance and maintain the longevity of the mosaics. My hope is that we can begin to focus on the repair and maintenance now so that I can purchase materials and secure vendor support to complete the work in the right weather conditions this spring and summer. I would like to begin the preparatory work as soon as possible so that all the physical mosaic and cement work at the playground can be done in June/July 2024.

I've divided this proposal into two parts with descriptions, processes, and cost estimates: (1) The 38' tiled mosaic mural and (2, 3) repairing the three mosaics within the playground. The division is for descriptive clarity only, as the techniques for repair are specific to the type of mosaic. I intend to address all the work needed this summer beginning work as soon as possible after gaining approval of this proposal. The estimates are based on prices in January 2024. I will keep and submit all receipts for expenses related to the project. The total cost for the entire project – fixing and increasing longevity – is estimated to be \$9,859.

Thank you for meeting to review my proposal and providing me with the feedback reflected in this updated proposal.

With appreciation.  
Sandy Glass

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206-551-8161

<https://playgroundmosaic.wordpress.com>

<https://www.mi-reporter.com/news/community-mosaics-installed-at-mercer-islands-luther-burbank-park-playground/>

**1. Maintenance and repair of the 38' x 5' mosaic mural – Total Estimated Cost = \$6624.**

A detailed cost breakdown.

Time and Materials	Quantity	Estimated Cost	Vendor	Contact	Details
12 sq' replacement mosaic sheets to replace time along fault line.	2 sets (10 sheets)	\$450.00	Hakatai .com	Christina White (541) 552-0855 christina@hakatai.com	\$20.50/sheet + \$245.12 shipping. Hopeful that we may save some of shipping expense by
NAC ECB Crack Isolation Membrane to reinforce 12" strip along crack in cement wall.	1 roll*	\$300.00	Tools4flooring.com		Provides protection for up to 3/8" of lateral substrate movement
TEC TotalFlex® XMS Time Adhesive	4 Gallon Tub	\$250.00	Master WholeSaler		
Tubes of sanded silicone (\$20/unit)	12 tubes	\$240.00	Floor and Décor, Tukwilla		Product will be matched to existing grout and replace expansion joints in the
NAC TAC Primer	1 Gallon	\$60	Tools4Flooring.com		
Laticrete Spectralock 1 Grout (Sterling or to match)	1 Gallon	\$150	Floor and Décor, Tukwilla		
V-notch trowl, grout float, buckets, tarps and other tools	As needed to complet	\$120	Floor and Décor. Tukwilla		
Professional tiler for membrane installation and expansion joint repair and work with Jose Orantes and Sandy Glass to replace damaged 12" vertical strip of mosaic.		\$1,600.00	Sticks and Stones Floor + Tile	Luke Hendrickson 206-841-9986 Sticksandstonesluke@g	Licenced/Bonded/Insured
Sandy Glass will coordinate this project and work with Jose Orantes to remove mosaic sheets in the vertical area that is cracked and repair/replace old expansion joints.		\$1,200.00	Sandy Glass, lead and coordinator	206-551-8161 sandyglass1@gmail.com	
Jose Orantes with work with team to remove existing tile along fault line and install new tile sheets that match existing design. He will also build canopy as needed		\$950.00	Jose Orantes	(206) 276-9875 jose.orantesgallery@gmail.com	
Additional labor and/or materials for unforeseen issues to be added as time and/or material expense (+/- 20%)		\$1,304.00			
Remove and kill moss growth in groove above mosaic mural prior to repair.			Please complete with city staff		
Clean mosaic mural with gentle detergent (Do not pressure wash.)			Please complete with city staff		
Remove weeds in dirt in front of mural. Perhaps consider install turf or pavers that would prevent muddy run off.			Please complete with city staff		
		\$6,624.00			

**A. Repair existing crack in the cement wall and replace a 12” vertical portion of the tiled mosaic**

Background: Prescribed precautions were taken in the installation of the 38’ “Birds in Flight” mosaic to assure longevity despite an existing crack in the cement wall on which it is installed. Caulked **expansion joints** which provide some elasticity in the mosaic need to be periodically checked and replaced. During my inspections over the past several years, I’ve noticed wear to the vertical expansion joints that are 28” to 30” from the corner of the bathroom wall. I have continued to monitor this part of the mosaic and have replaced tiles (on my own time and with my own materials) to temporarily repair missing and loose tiles along the crack in the wall. This is happening because of a crack that existed in the concrete wall before the mosaic was installed and there has been some shifting. Although the other expansion joints are holding up the caulking should be replaced on most of the expansion joints at this time.

Currently, the tile along the existing crack on the 38’ mosaic mural needs urgent care! Some of the tiles along the crack in the cement wall have been lost and the crack is now visible vertically starting at the bottom. The mural now requires a more extensive and comprehensive fix that includes removing and replacing a vertical strip of tile and using a waterproof membrane to address the crack. I will describe the recommended process to assure the mural’s longevity below.

New technology and materials for preparing the cement wall along the existing crack have been made available in the past few years that will increase the mural’s longevity and reduce the impact of the existing crack in the wall. Installing a waterproof membrane in the volatile section is most likely to prevent future damage to the mosaic mural. We’ll remove the tile along the fault line, repair the crack, then reinstall new tile on the membrane and re-caulk the expansion joints. We’ll also need to re-caulk expansion joints in the other parts of the mural. These have been effective.

Specifications for repairing the 38’ mosaic mural:

Height: 5’ from top to bottom of mosaic

Width: The mural is 38’ wide.

The crack is located about 29.5” from the left side of the mural. There are several caulked expansion joints in a 6” area affected by the existing crack in the concrete. These have been successful in minimizing the affected tiles. The crack is now more pronounced due to shifting and tiles have fallen.

Photographs:



2019 – 2022: Notice how expansion joint shifts along the crack in the wall.



January 2024: The crack along the existing “fault line” has continued to expand causing more damage to the tilework.

Most of the mural is holding up well because of the expansion joints installed throughout, the use of RedGuard and the integrity of the medium and installation. I’ve taped the area directly affected by the crack in the cement wall for the photograph below. We can best address this “fault line” by removing a 9” to 12” vertical strip and repairing the wall with a waterproof membrane designed for this issue. We’d then, replace the tile over the new substrate. Note: The new tile and new grout in this area may be subtly noticeable but should blend in over time.



**B. General cleaning and maintenance of the mosaics (in the Spring) – To be done by city staff annually.**

- **The mosaics should never be pressure washed. This could cause damage.**
- Avoid acidic cleaners (such as TSP) which can discolor grout and or scratch glass.
- The mosaics should be cleaned with warm soapy water (sponge/mop and mild detergent (Dawn)).
- Avoid hard bristled tools that can scratch the mosaic tiles and glass.
- Rinse off and dry with cloth.
- Park and Recreation staff should clean out crevice/groove prior using a wire brush and “30 second miracle” or comparable... and hose the area.

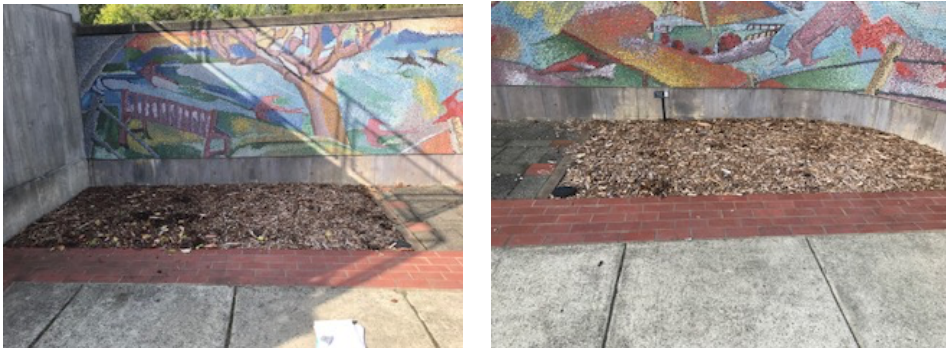
Cleaning should be done before the repair work begins.



Moss and debris collect in the existing groove above the tiled mosaic.

**C. Replace wood chips or replace with other weed-resistant surface under the 38' mosaic – To be done by city staff. (This would help with drainage and maintenance)**

Weeds growing onto the tile can be damaging. I sometimes pull weeds, but it would be better to address this reoccurring issue with a more permanent solution. Pavers with a good drainage layer below would reduce the muddy runoff that collects on the 25' x 14' mosaic border within the playground that was created with the Islander Middle School Students. Other options include artificial turf or the kind of soft flooring within the playground. Please don't use loose river rock or other material that can be used to damage the mosaic. (Thank you to the city staff for exploring possibilities.)



*The two areas are approximately 6' deep by 11' wide with a brick portion in between that is approximately 6' wide.*

**2. Repair Damage on the mosaics within the Luther Burbank Park Playground.**

**Total estimated cost = \$3,235.**

A detailed cost breakdown.

Time and Materials	Quantity	Estimated Cost	Vendor	Contact	Details
Tumbled glass and tile to repair the mosaics within the playground.	8 to 10 lbs of tumbled glass	\$175.00	Bedrock Industries	Maria or Veronica	
MAPEI Premium Glass tile mortar (Thinset for mosaics)	4 bags	\$88.00	Floor and Décor, Tukwilla		SKU: 951100087
Laticrete Spectralock 1 Grout (Sterling or to match)	1 gallon	\$95.00	Floor and Décor, Tukwilla		
Mosaic Mounting tape 6"	1 Roll	\$240.00	Mosaic Art Supply	mosaicartsupply.com	clear self-adhesive mounting film for laying up designs of mosaic tile. \$16.00 shipping.
MAPEI Grout Maximizer for sanded grout	2	\$99.00	Floor and Décor, Tukwilla		SKU: 100101781
V-notch trowel, grout float, buckets, tarps and other tools	As needed to complete	\$90	Floor and Décor, Tukwilla and Home Depot		
Sandy Glass will coordinate this project and recreate and install damaged mosaics including recreating the girl walking the dog and other parts of the mosaic that was		\$1,800.00	Sandy Glass	206-551-8161 sandyglass1@gmail.com	
Jose Orantes will work with Sandy to chisel out affected parts of the mosaic and grout the fixed mosaics. He will also build canopy as needed for weather and grout.		\$1200.00	Jose Orantes	206-276-9875 jose.orantesgallery@gmail.com	
Additional labor and/or materials for unforeseen issues to be added as time and/or material expense (+/- 20%)		\$648.00			
Clean mosaics (3) within the playground with gentle detergent (Do not pressure wash.)			Please complete with city staff		
Signage is needed for the mosaics within the playground			Please complete with city staff		
		\$3,235.00			

### **Vandalism to mosaics within the playground:**

There are three mosaic installations within the playground. On December 2, 2023, I noticed some intentional damage to one of the approximately 6' x 3' mosaics in the playground. It appeared that a rock had been used to smash the face of the girl walking her dog on the mosaic. On my next visit on January 5, 2024, more intentional damage was done to all the mosaics in the playground using a rock or other hammer-like instrument. I filed a police report with Corporal Jira of the Mercer Island Police Department. I am heartbroken. It is important to fix the mosaics to their original condition.



*Dec/2023 and Jan/2024: Intentional damage to the mosaics within the playground.*

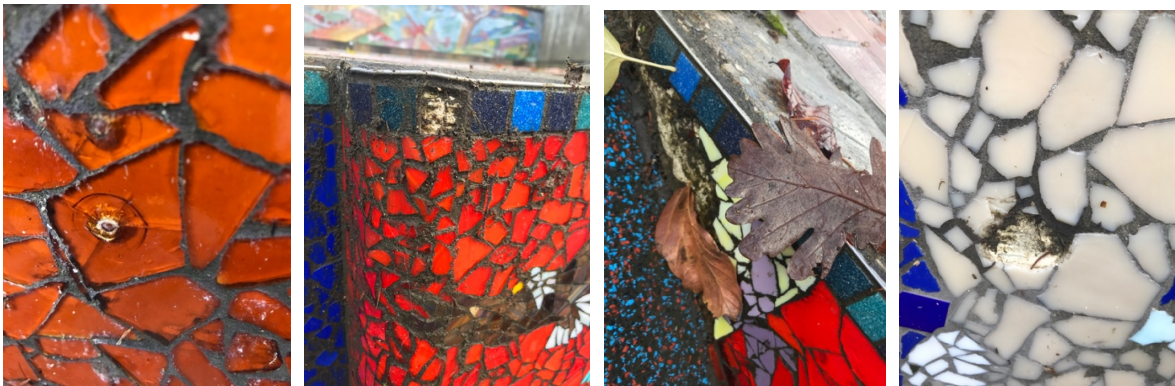
The more complicated piece to repair is the girl's face which I will recreate in my home studio and tape so I can reinstall a new face and torso after I chisel away the broken portion and the underlying thin-set and replace the new part. It will then need to dry (without being disturbed) and grouted the next day. Once the grout is set and dry, it will be strong again. Although nothing is impervious to intentional damage.

I believe I can repair the other chips and broken elements on-site, chiseling away the damaged areas, then cutting new recycled glass and/or tiles to fit. These areas will also need to be grouted the following day after the thinset adhesive has set. It will be a painstaking process.

Since 2016, I have periodically stopped by Luther Burbank Park to check on the mosaics. Prior to December 2, 2023, I had not seen any damage to these two mosaics. These mosaics are particularly strong, made to last, with a stainless-steel frame, recycled tumbled glass on cement adhesive, grouted and sealed. Note: the new grout in the repaired areas will likely be subtly noticeable but should blend in over time.

**There has also been damage to the 25' x 14" "Soaring" mosaic border within Playground.**

The topmost corner of the mosaic that come to a point against the spongy slide sloping area should be repaired to prevent further damage. It would also be a good idea to add a little grout and/or file down t a few pieces of tumbled glass on the side corner of the protruded portion of the mosaic to soften the curve. Recently there appears to be additional damage to this mosaic that seems to be intentional. I realize that when a tile or bit of glass fails for any reason, it invites people to pick at it. I've attached some photographs below illustrating the damage.



**B. Signage**

It would also be nice to have signage by the other mosaics. Two more signs are needed to acknowledge the work completed by Jose and I and the students. Those third graders are now in high school!

For the two 4' x 6' mosaics within the playground:

“FLIGHT OF THE BUTTERFLIES“

SANDY GLASS AND JOSE ORANTES

WITH 3<sup>RD</sup> – 5<sup>TH</sup> GRADERS

MIHS ART CLUB, COMMUNITY VOLUNTEERS

2016

For the 25' x 14" mosaics within the playground:

“SOAR LIKE AN EAGLE“

SANDY GLASS AND JOSE ORANTES

WITH IMS 6<sup>TH</sup> – 8<sup>TH</sup> GRADERS

MIHS ART CLUB, COMMUNITY VOLUNTEERS

2016