

## ARTWORK INSTALLATION AND MAINTENANCE AGREEMENT

This ART WORK INSTALLATION AND MAINTENANCE AGREEMENT (the "Agreement") is made this 19 day of June, 2019, in the City of Doral Florida, by and between Baywood Hotels Inc. ("Owner"), and the City of Doral ("City").

### RECITALS

**WHEREAS**, City understands the importance of art in public places and the role that it plays in preserving our culture, conveying the history of our community, beautifying the City, and advancing the arts; and

**WHEREAS**, the City has adopted a Public Arts Program codified in Chapter 75 of the Code of Ordinances: and

**WHEREAS**, the Artist has submitted a proposal to design, fabricate and install and the following particular piece of art ("Art work") at the following described location: 8091 NW 36 Street, Doral, Florida 33166.

**WHEREAS**, on April 17, 2019, the Public Art Program Committee approved the Artist's Artwork proposal (attach photo or rendering to this Agreement) based on the conditions set forth in this Agreement; and

**WHEREAS**, to comply with the City's sections of the code of ordinances regulating art in public places, Owner and City desire to execute an agreement establishing the Parties' rights and responsibilities with respect to the installation, maintenance, and ownership of the Artwork.

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

## **1. Definitions**

1.1 "Art work means durable creations that can be original or limited editions of art including, but not be limited to, sculptures, art works, monuments, frescoes, fountains, paintings, stained glass, murals, or ceramics and may include architectural designs, components or structures. The "art work" medium can include, but not be limited to, glass, steel, bronze, wood, stone and concrete. For purposes of the art program, "art work" does not include the following:

- i. Directional elements, such as signage or graphics.
- ii. Objects that are mass produced in a standard design.
- iii. Landscape gardening, unless substantially comprising durable elements defined as "art work" under this section.

1.2 "Commercial" means words or images used elsewhere in the marketplace for the purpose of promoting a particular business, product, service, cause, place or brand.

1.3 "Commercial element" means art that by virtue of its location or proximity to a business may serve a minimal commercial purpose. If that art were in a different location, it would be considered pure art and not commercial in nature.

1.4 "Good condition" means that the art work is free of dirt, debris, and any other object or substance interfering with the public's view of the art work.

## **2. Owner's Covenants**

2.1 Compliance with Section 75-106. Owner covenants that Owner has complied with section 75-106 of the Code of Ordinances entitled "Application Procedures for placement of art work on private property.

2.2 Authorization. Owner covenants that Owner owns the property located at 8091 NW 36 Street, Doral, Florida 33166 (the "Property"), and has authorized the installation of the approved Art Work upon the Façade.

2.3 Maintenance and Repair. Owner covenants to maintain and repair the art work during the term of this Agreement in accordance with the terms and conditions provided for in Section 75-114 of the Code of Ordinances so that the art work is at all times in a state of good condition.

2.4 Installation. Owner covenants to complete installation of the art work in accordance with the building permit issued and specifications as approved by the City.

### **3. Term, Termination, and Extension**

3.1 Term. This Agreement shall have a term of twenty-five (25) years from the date of execution, unless terminated pursuant to this Article 3.

3.2 City's Termination. City may elect to terminate this Agreement if the art work is not maintained in accordance with the maintenance plan.

3.3 If this Agreement is terminated prior to the 25-year term, Owner understands and agrees that he will be responsible for the Public art in-lieu fee required under Chapter 75.

### **4. Specifications**

4.1 The art work shall be consistent with the preliminary sketches, photographs or other documentation previously submitted and approved by the City.

4.2 Artistic Freedom. The provisions of this Article 4 shall not in any way limit or restrict Owner's right to include content that is not commercial, indecent, or obscene.

4.3 Sponsor and Artist Identification. In no event shall the name of a sponsor, a sponsor product likeness, or the Artist's signature individually comprise more than one (1) percent of the art work.

4.4 Configuration and Dimensions. The art work shall be of the same configuration and dimensions as the scale rendition preliminarily approved by the City.

### **5. Installation**

5.1 Time of Installation. Owner shall begin installing the art work as soon as reasonably practicable after this Agreement's execution and receipt of all required permits.

5.2 Notice of Installation. Owner shall provide advance notice in writing to the City of the date and time Owner intends to install the art work.

5.3 Materials. Owner shall be responsible for providing, at its cost, all materials necessary to install the artwork.

5.4 Landscape Protection and Removal. To the extent reasonably practicable under the circumstances, Owner shall take care to protect any landscaping on the Property during installation. If installation requires the removal of any landscaping on the Property, Owner shall be responsible for replacing the landscaping after completing installation.

## **6. Maintenance and Repairs**

6.1 Maintenance and Repairs. Owner shall be responsible for maintaining the art work in good condition at all times while this Agreement is in force. If, for any reason, the art work is not so maintained, as determined by City, City shall notify Owner of the need to perform maintenance and/or repairs and identify the actions necessary for compliance with this provision. If, after thirty (30) days from the date of the City's notification to Owner of the need for maintenance and/or repairs, Owner has not performed the actions identified by City as being necessary for compliance with this provision, City may enter Owner's property and perform any necessary maintenance and/or repairs at Owner's expense.

## **7. Removal**

7.1 Removal by City. City may remove the art work at Owner's expense if Owner fails to maintain the art work in good condition as provided in Section 6.1.

7.2 Removal by Owner. Owner may remove the art work at Owner's expense if Owner reasonably determines that the art work is harming the Property or limiting Owner's ability to use the Property for the purpose for which it is intended; provided that Owner shall provide the City with sixty (60) days' notice that Owner intends to remove the art work at the end of the notice period. If possible, Owner shall work with the City to find another suitable site for the art work. If Owner is unable to find a suitable site for the art work acceptable to the City, Owner shall be pay the City the Public art in-lieu fee.

## **8. Insurance and Indemnification**

8.1 Insurance. Owner shall obtain adequate insurance, both in type and amount, as determined by the City Manager.

8.2 Indemnification and Coordination. Owner agrees: (i) to indemnify City for any costs the City incurs in connection with the art work caused by the actions of the Owner or Artist, their officers, employees, or agents, or any person who was under their control insofar as permitted by law. Further, Owner agrees to hold harmless, indemnify, and defend the City of Doral, its officials, members, agents, and employees against any claims, costs, damages, demands, liability, and notices, or any of these, arising or resulting from any claims of damage or injury proximately caused by actions of either party in connection with the art work, regardless of whether the city is actively negligent or passively negligent, except for those claims, costs, damages, demands, liability, and notices, or any of these, caused solely by the negligence or willful misconduct of City; and (ii) to cooperate with the City to respond to specific risks, hazards, and dangers to public health and safety that are reasonably foreseeable consequences of the activity contemplated by this Agreement

## **9. Intellectual Property**

9.1 Copyright. Subject to the restrictions and usage rights and licenses granted to the City hereunder, and unless otherwise agreed to by the parties in writing, If applicable, Owner shall retain all 17 U.S.C. §106 copyrights in all original works of authorship produced under this Agreement. If Artist is comprised of two or more individual persons, the individual persons shall be deemed joint authors of the art work.

9.2 Third Party Infringement. Owner represents that Artist has represented and warranted that the art work is the sole work of the Artist and does not infringe the intellectual property rights of any third parties. Neither Owner nor City is responsible for any third-party infringement of Artist's copyright or for protecting Artist's intellectual property rights.,

9.3 Trademark. In the event that Owner's or City's use of the art work creates trademark, service mark or trade dress rights in connection with the art work, Owner and City shall have an exclusive and irrevocable right in such trademark, service mark, or trade dress.

## **10. Miscellaneous Provisions**

10.1 Limitation of Liability. Under no circumstances shall one party to this agreement be liable to the other party for any special, consequential, indirect, or incidental damages, including lost profits, arising out of or in connection with this agreement, or any activities performed in connection with this agreement, regardless of whether a claim made by that party is based on contract or tort.

10.2 Survival. The provisions contained in Articles 8 and 9 shall survive the expiration or termination of this Agreement.

10.3 Modification and Amendment. This Agreement may not be modified, nor may compliance with any of its terms be waived, except by written instrument executed and approved in the same manner as this Agreement.

10.4 Governing Law; Venue. The formation, interpretation and performance of this Agreement shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in Miami-Dade County.

10.5 Headings. All article and section headings and captions contained in this Agreement are for reference only and shall not be considered in construing this Agreement.

10.6 Entire Agreement. This Agreement sets forth the entire agreement between the parties and supersede all other oral or written provisions.

10.7 Counterparts. This Agreement may be executed in multiple counterparts and signatures may be exchanged by facsimile or electronically, each of which shall be deemed to be an original document, and all of which together shall constitute one and the same document.

10.8 Relationship of the Parties. Nothing contained in the Agreement shall be construed as creating any agency, partnership, or other form of joint enterprise between the Parties. The relationship between the Parties shall at all times be that of independent contractors. Neither Party shall have authority to contract for or bind the other in any manner whatsoever. The Agreement confers no rights upon either Party except those expressly granted herein.

10.9 Attorney Fees. In the event either party commences legal proceedings for the enforcement of this Agreement, the prevailing party shall be entitled to recovery of its attorney's fees, litigation expenses, and court costs incurred in the action brought thereon. Attorney's fees and litigation expenses shall include without limitation costs of preparation and discovery and retaining expert witnesses, and such fees and expenses shall be payable whether or not the litigation proceeds to final judgment.

10.10 Incorporation of Exhibits. The Exhibits attached hereto shall be incorporated herein and shall be understood to be a part hereof as though included in the body of this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement on the respective dates under each signature:

Attest:

CITY OF DORAL



Connie Diaz, City Clerk

By: 

Albert P. Childress, City Manager


Date: June 19, 2019

Approved As To Form and Legal Sufficiency for the Use  
And Reliance of the City of Doral Only:



Luis Figueredo, Esq.

City Attorney

OWNER 

By: \_\_\_\_\_  
Its: CHIRAG DESAI  
Date: 6/14/19.-

**RESOLUTION No. 19-116**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE ART IN PUBLIC PLACES APPLICATION FROM BAYWOOD HOTELS, INC. FOR ARTWORK TO BE PLACED AT 8091 NW 36 STREET, DORAL, FLORIDA 33166, PURSUANT TO THE CITY'S ART IN PUBLIC PLACES PROGRAM; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on June 15, 2015, the City of Doral (the "City") implemented the Public Arts Program to guide the placement of public art in private and public venues in the city; and

**WHEREAS**, the intent of the City's Public Arts Program is to stimulate the area's cultural environment, heritage, diversity, and character through public and private artworks integrated in the architecture, infrastructure, and landscape; and

**WHEREAS**, on April 17, 2019, the City's Public Arts Program Committee held a meeting and received testimony from the Applicant regarding their art in public places proposal for Baywood Hotels Inc. located at 8091 NW 36<sup>th</sup> Street, Doral, FL 33166; and

**WHEREAS**, after evaluating the applicant's proposal and considering all testimony, the Public Arts Program Committee voted to unanimously transmit the proposal to the Mayor and Council for approval; and

**WHEREAS**, Staff respectfully recommends approval from the Mayor and City Council-members of the Public Arts Program application submitted by Baywood Hotels, Inc.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.



**Section 2. Approval.** The Mayor and City Councilmembers hereby approve the Public Arts Program application by Baywood Hotels Inc. located at 8091 NW 36<sup>th</sup> Street, Doral, FL 33166.

**Section 3. Implementation.** The City Manager and the City Attorney are hereby authorized to take such action as may be necessary to implement the provisions of this Resolution.

**Section 4. Effective Date.** This resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Vice Mayor Mariaca who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 8 day of May, 2019.

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY