

St. Mary's Hospital

Clarke County

Athens, Georgia

	Page
I Title	2
II Table of Contents	3
III List of Plates	4
IV Introduction	5
V Historical	6
VI Statement of Problem	8
VII General Analysis	10
VIII Justification	13
IX Appendix	16
A. Specifications	17
B. Bachelor of Landscape Architecture	18
C. Acknowledgements	19
D. Bibliography	20

Department of Landscape Architecture

University of Georgia

Athens, Georgia

May 29, 1964

H.B. Owens Resource Center
School of Environmental Design
Caldwell Hall
University of Georgia

TABLE OF CONTENTS

I	Title	Page 2
II	Table of Contents	3
III	List of Plates	4
IV	Introduction	5
V	Historical Sketch	6
VI	Statement of Problem	8
VII	General Analysis	10
VIII	Justification and Presentation	13
IX	Appendix	16
	A. Specifications	17
	B. Plant List & Estimate	34
	C. Acknowledgements	38
	D. Bibliography	39

St. Mary's Hospital

LXC

35

1964

.C5

Frank A. Oshonowicz III

and

Mark Henscher

A Senior Terminal Project

Presented for the Degree of

Bachelor of Landscape Architecture

Department of Landscape Architecture

University of Georgia

Athens, Georgia

May 22, 1964

H.B. Owen Research Center
School of Environmental Design
Caldwell Hall
University of Georgia

TABLE OF CONTENTS

Page	Title	
2	Table of Contents	I
3	List of Plates	II
4	Introduction	III
5	Historical Sketch	IV
6	Statement of Problem	V
8	General Analysis	VI
10	Justification and Presentation	VII
13	Appendix	VIII
16	A. Specifications	IX
17	B. Plans, List & Estimate	
20	C. Acknowledgments	
22	D. Bibliography	

Department of Landscape Architecture
University of Georgia
Athens, Georgia
May 15, 1950

U.S. Census Bureau
Bureau of Economic Warfare
Washington, D.C.

LIST OF PLATES

- I Architects Rendering
- II Aerial View of Site
- III Views of Site
- IV Site Analysis
- V Master Plan
- VI Grading & Staking Plan
- VII Planting Plan
- VIII Sketches
- IX Photograph of Model

H.B. Owen, President, Board
School of Landscape Design
College Hill
University of Georgia

Introduction

The design of St. Mary's Hospital has been chosen to serve as our senior terminal problem. In reviewing the buildings to be erected and the site as it exists, it was felt that this hospital has many problems encountered by a landscape architect when formulating designs today. In a public building of this type, one must consider carefully the function of pedestrian and vehicular traffic, parking, service, form, appearance, and cost.

Thought has been given to the above-mentioned features. A solution has been reached which we, the designers, feel combines these requirements in a way which affords convenience and a pleasing appearance.

Heart of Texas to operate the hospital in 1933. The new wings were later added to the structure in 1941 and 1947 respectively, bringing the building to its present capacity of one hundred beds.

The hospital has been approved and accredited by various medical groups. In 1940 it received its first such approval from the American College of Surgeons and, in 1950, an approval came from the American Medical Association for the training of interns. The hospital

was accredited by the Joint Commission on Accreditation of Hospitals in 1954.

In 1959 a fund Historical Sketch

St. Mary's Hospital is presently located on North Milledge Avenue, one-half mile from down town Athens, Georgia. The hospital serves Athens and the surrounding rural areas. These outlying areas include industrial and farming communities.

The present St. Mary's Hospital on North Milledge Avenue was first opened in 1906. Twelve years later, in 1918, the front wing of the hospital was built by Doctors Fullilove and Proctor as a forty-five-bed hospital. At the request of civil and medical groups, the late Most Reverend Archbishop Gerald P. O'Hara, D.D. obtained the services of the Missionary Sisters of the Most Sacred Heart of Jesus to operate the hospital in 1938. Two new wings were later added to the structure in 1941 and 1947 respectively, bringing the building to its present capacity of one hundred beds.

The hospital has been approved and accredited by various medical groups. In 1940 it received its first such approval from the American College of Surgeons and, in 1950, an approval came from the American Medical Association for the training of internes. The hospital

Introduction

The design of St. Mary's Hospital has been chosen to serve as our senior terminal project. In reviewing the buildings to be erected and the site as it exists, it was felt that this hospital has many problems encountered by a landscape architect when formulating designs today. In a public building of this type, one must consider carefully the function of pedestrian and vehicular traffic, parking, services, form, appearance, and cost. Thought has been given to the above-mentioned features. A solution has been reached which we, the designers, feel combines these requirements in a way which affords convenience and a pleasing appearance.

M.B. Owen Research Center
School of Environmental Design
Georgia Institute of Technology
Atlanta, Georgia

was accredited by the Joint Commission on Accreditation of Hospitals in 1954.

In 1959 a fund campaign for the expansion of St. Mary's was launched. Four years later, in 1963, construction was begun on the new St. Mary's Hospital, on the north side of Baxter Street, near the Alps Road.

The new St. Mary's Hospital is under construction on eighteen acres of land on Baxter Street across from the Junior High School. This 135-bed hospital will cost \$3,200,000.00 financed from several sources: 33 per cent Hill-Burton participation, 10 per cent Campaign Fund contributions, 10 per cent Donated Sisters Salaries, and 47 percent loans to the hospital.

This completely air-conditioned building will have a ground floor plus five floors for service departments and nursing units. In keeping with present trends, the new St. Mary's will have seventy-five private rooms, twenty-five semi-private rooms, and ten Intensive Care rooms. Each room will have a toilet and lavatory, and almost all rooms will have a tub or shower. Other new features include an audio-visual nurse call system, patient entertainment system, patient telephones, solariums, and piped-in oxygen and suction.

STATEMENT OF PROBLEM

The present facilities of St. Mary's Hospital on North Milledge Avenue in Athens have become inadequate. There is virtually no room for expansion on the present site. A building which provides more modern rooms for patients and operating equipment is urgently needed. The present facilities are outmoded and outdated. Additional parking space is needed. There is also a need for a convent area and future high school.

Our firm of Cichanowicz & Rienecker has been employed in conjunction with Stevens & Winkinson, architects and engineers from Atlanta to do the grading, parking, and vehicular and pedestrian circulation.

The site is located two and one-tenths miles west of down town Athens on Baxter Street, and 17000 feet south of the Atlanta highway ((78 & 29)). It encompasses about twenty-one and three tenths (21.3) acres of slightly hilly land having 628 feet of frontage on Baxter Street and extending 1300 feet north. It is bounded on the north and east by single family, low-income housing and on the west by a drive-in theater and undeveloped area. To the south across Baxter Street is a public school athletic field.

After conferring with Ed Fechtel, Head of the Building

Committee for St. Mary's Hospital, we chose the following as our aim in this project: (a) landscape development of the immediate hospital area, (b) grading of the entrance area, and (c) development of an efficient pedestrian and vehicular circulation pattern.

The master plan will include:

1. Location of existing and proposed buildings.
2. Vehicular and pedestrian circulation.
3. Parking facilities for employees, visitors, and service vehicles (number of automobiles to be determined).
4. Design of the exterior Court east of the cafeteria.
5. Regrading of entrance area.

Other plans and documents to be submitted include:

1. Site analysis.
2. Grading and staking plan.
3. Construction details.
4. Planting plan.
5. Planting details.
6. A scaled model (to be determined).
7. Typewritten, bound report to include: a historical sketch, analysis of the problem, justification of the solution, plant list, specifications, cost estimates, and photographs of the buildings and site and all plans.

F. Cichanowicz H. Rienecker

GENERAL ANALYSIS

The existing site was a well established pine wooded area until the grading engineers removed the crest of the hill which resulted in a mechanical grade to the site. The property slopes toward the southeast corner at a 20% slope with a growth of pine trees at the Baxter Street edge. The northern section of the area has a dense pine growth completely covering the property. To the east is a view of Athens overlooking small, single-family dwellings. Opposite the hospital site, facing Baxter Street, is a Junior High School; to the west is the Alps Drive-In Theater which is partially screened with a low growth of pines.

In analyzing this problem, careful consideration needed to be given to the existing conditions and features of the site and its surrounding area. This was done by sub-dividing the problem into the following important considerations.

DRAINAGE:

Erosion and surface drainage presented a challenge to the designer. The existing grade for the lawn areas and drives was inadequate because the flow of run off water needed to be better distributed. The winter and spring

rains washed huge gullies across the southeasterly sloping area which should be developed into a lawn on the entrance side of the property. It was obvious that one improvement of this situation would be to drain this portion of the site efficiently and, at the same time, contribute to a more interesting landscape character.

SITE PLAN:

The modern structure has been located at the highest point on the property in order to provide pleasing views for the patients. The building has a north-south orientation, which allow maximum sunlight to the patients but restricts the terminal areas of the building for further development. The hospital is ideally located on Baxter Street, 1700 feet south of the Atlanta highway (78 & 29), two and one-tenths miles from the center of down town Athens-- away from any congested areas. The hospital is situated far enough from Baxter Street and highways 29 & 78 to avoid traffic noises.

CIRCULATION:

Vehicular circulation is provided all the way around the hospital. A roadway encircles the building for easy access to visitors and employees. Sidewalks for pedestrians have been located conveniently leading from entrances to the parking areas. The interior circulation of the hospital

is good: both the administration and service facilities are isolated areas, separated from the patients and visitors.

PARKING FACILITIES:

Adequate parking facilities needed to be planned. The parking areas for visitors need to be located near the main entrance; parking areas for the hospital personnel should be located adjacent to the service entrance. Two large paved parking spaces are needed on both sides of the hospital in order to assist with surface drainage. These combined areas should be more than adequate for visitors and hospital personnel. Organization of parking is seriously limited by site conditions.

RECREATION:

This well-developed building needs exterior areas which will serve for relaxation and recreation. There is a need for a sitting area garden near the cafeteria in which personnel and visitors may spend free time.

EXISTING VEGETATION:

Prior to the grading the property was covered by a stand of pine. Half of the property was cleared for construction at and around the building site.

PRESENTATION AND JUSTIFICATION

After extensive consideration and study of the existing problem, it was determined that the design must evolve from necessity more than from extravagant landscape development in order to service the hospital facilities adequately.

CIRCULATION:

Adequate circulation has been provided. This includes paved walks and drives.

SITE PLAN:

The proposed building was oriented at the time of employment of the landscape architects, and construction had proceeded. Considering the limited width of the property, the orientation is satisfactory. The proposed plantings and exterior court developments will improve the site immensely.

PARKING FACILITIES:

The parking lots flank both sides of the entrance to the hospital property, giving the feeling of a massive paved area. Relief has been given to the unsightly parking areas through the placement of trees in the strips between the parking areas and the main drive. The existing parking

facilities furnish a solution to the drainage problem as it exists. These facilities should remain unobstructed for the drainage to work efficiently.

DRAINAGE:

The existing drainage is inadequate; the proposed changes in grading should eliminate some of the problems. It will be necessary to use plants and ground cover extensively to completely control the erosion.

PLANTING:

This site is completely wooded north of the building with two small masses of trees at the southern boundary of the property. It was necessary to carefully consider the uses of plant materials in order to coordinate the various factors of the design. Some consideration has been given to the idea of bringing the hospital patient closer to nature by providing a natural planting and environment. The lack of shade around the building is not a controlling factor because the building has a built in shade feature, and is air-conditioned.

ORIENTATION:

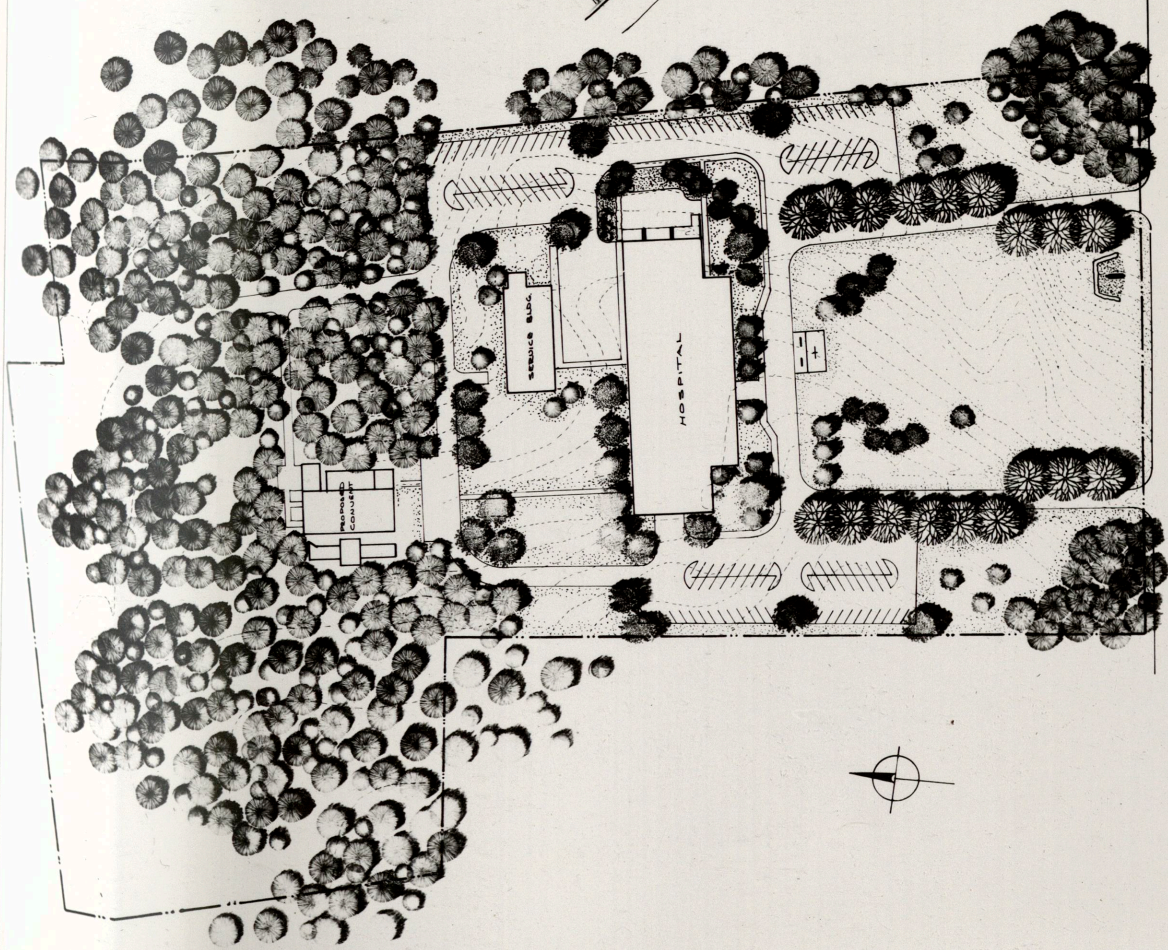
Due to the fact that the building was sited at the time of employment, and the site is a restricted one, it was decided to emphasize the architecture of the hospital as the principal visual feature.

RECREATION:

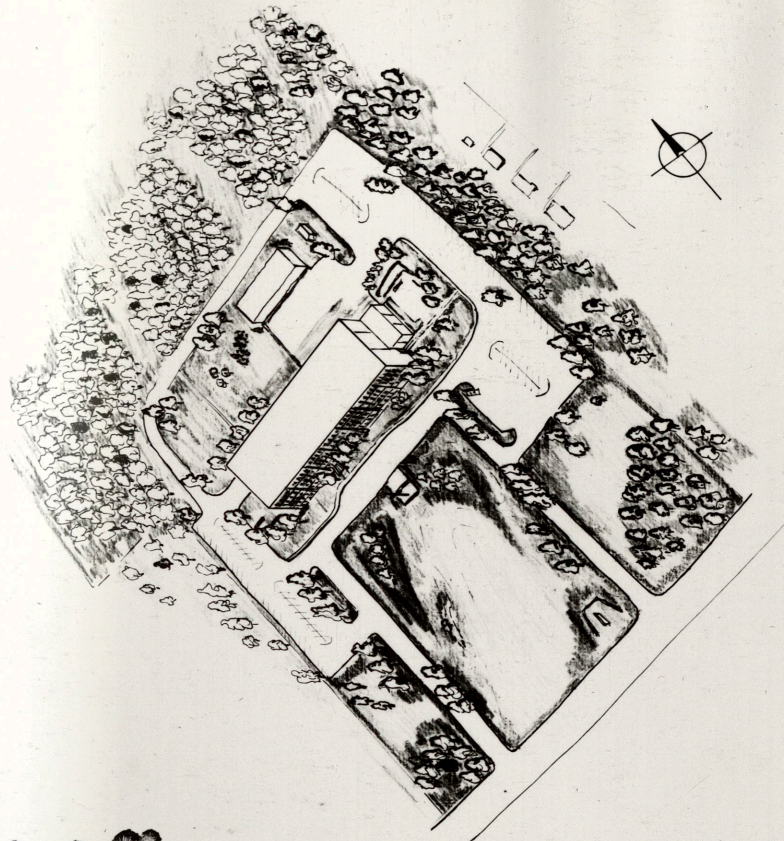
An exterior court area is specified adjacent to the cafeteria. This court may be used as a sitting area as well as a garden to be viewed from the cafeteria. The garden consists of fountains which contain water sculptures, and natural planting around the perimeter which blends into the surrounding landscape. Sitting facilities have also been provided at the main entrance of the hospital.



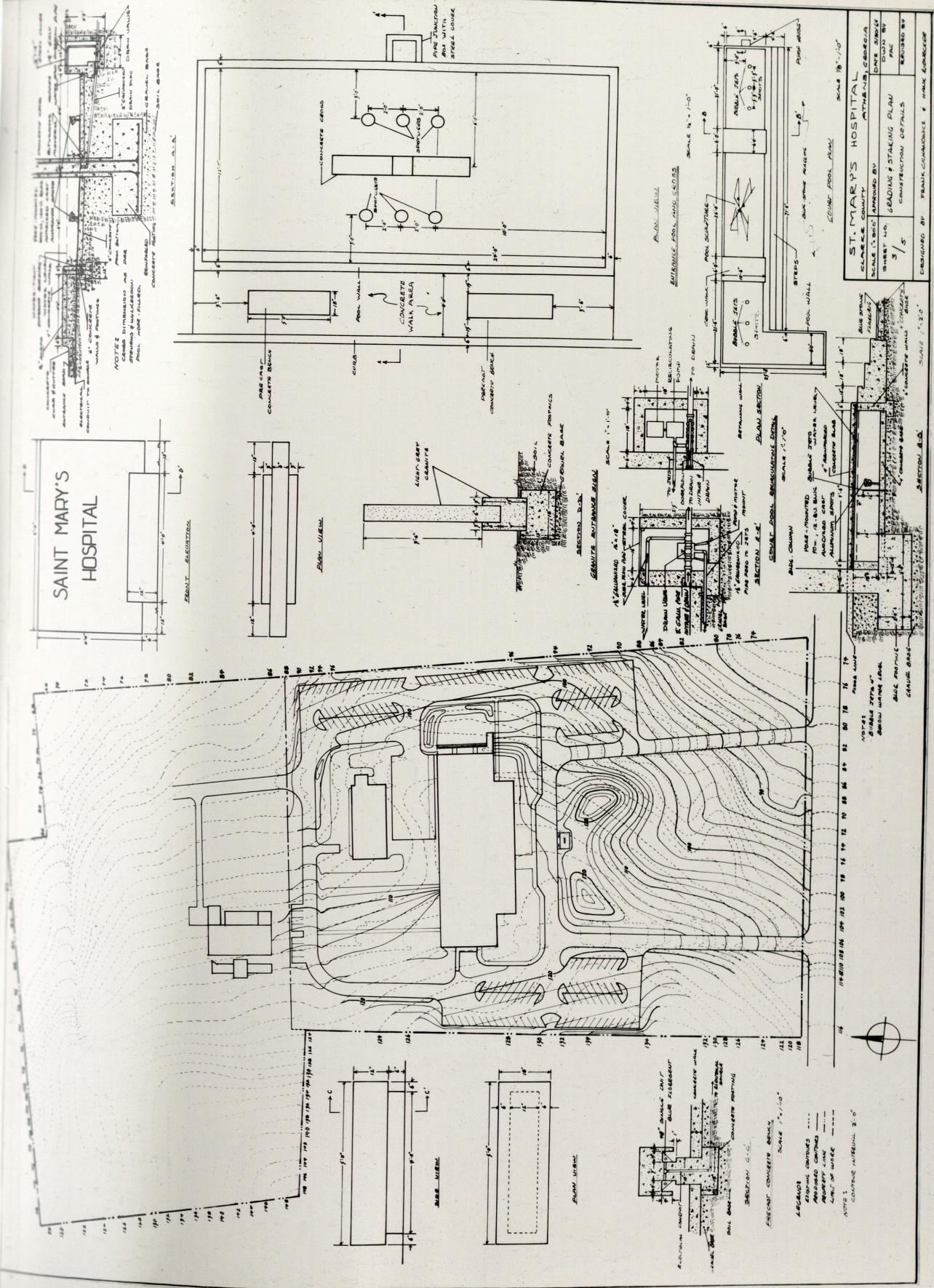




SIXTH STREET

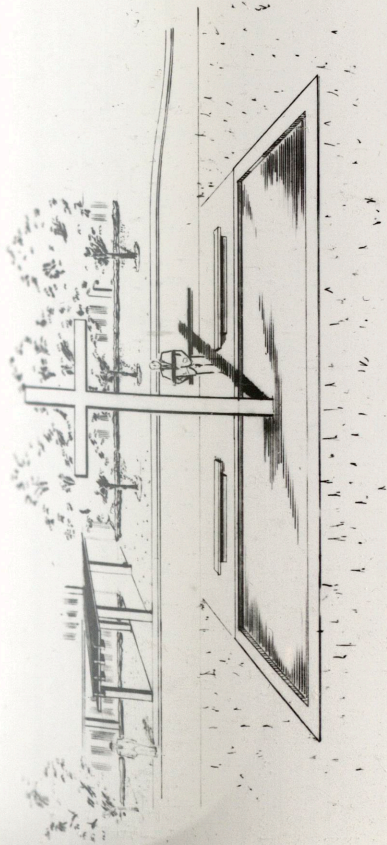


ST. MARY'S HOSPITAL			
CLARK COUNTY	ATLANTA, GEORGIA	DATE: 10/1/54	DRAWN BY: J.M.
SCALE: 1" = 20'	APPROVED BY: [Signature]	SHEET NO. 2/5	MASTER PLAN
DESIGNED BY: FRANK CHANDLER			

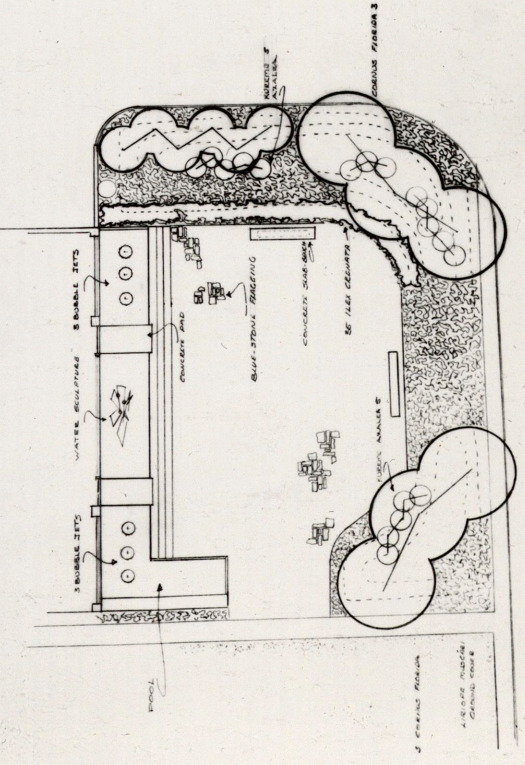


SAINT MARY'S
HOSPITAL

ST. MARY'S HOSPITAL			
SCALE 1" = 20'	DESIGNED BY	FRANK CAMPBELL & PAUL GORDON	
SHEET NO.	3	CONSTRUCTION DETAILS	
DATE	1910	BY	



PERSPECTIVE VIEW OF ENTRANCE COURT

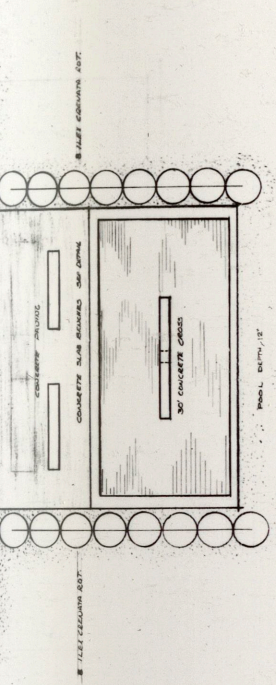


PLAN VIEW OF ENTRANCE COURT

SCALE 1" = 10'



PERSPECTIVE VIEW OF ENTRANCE COURT

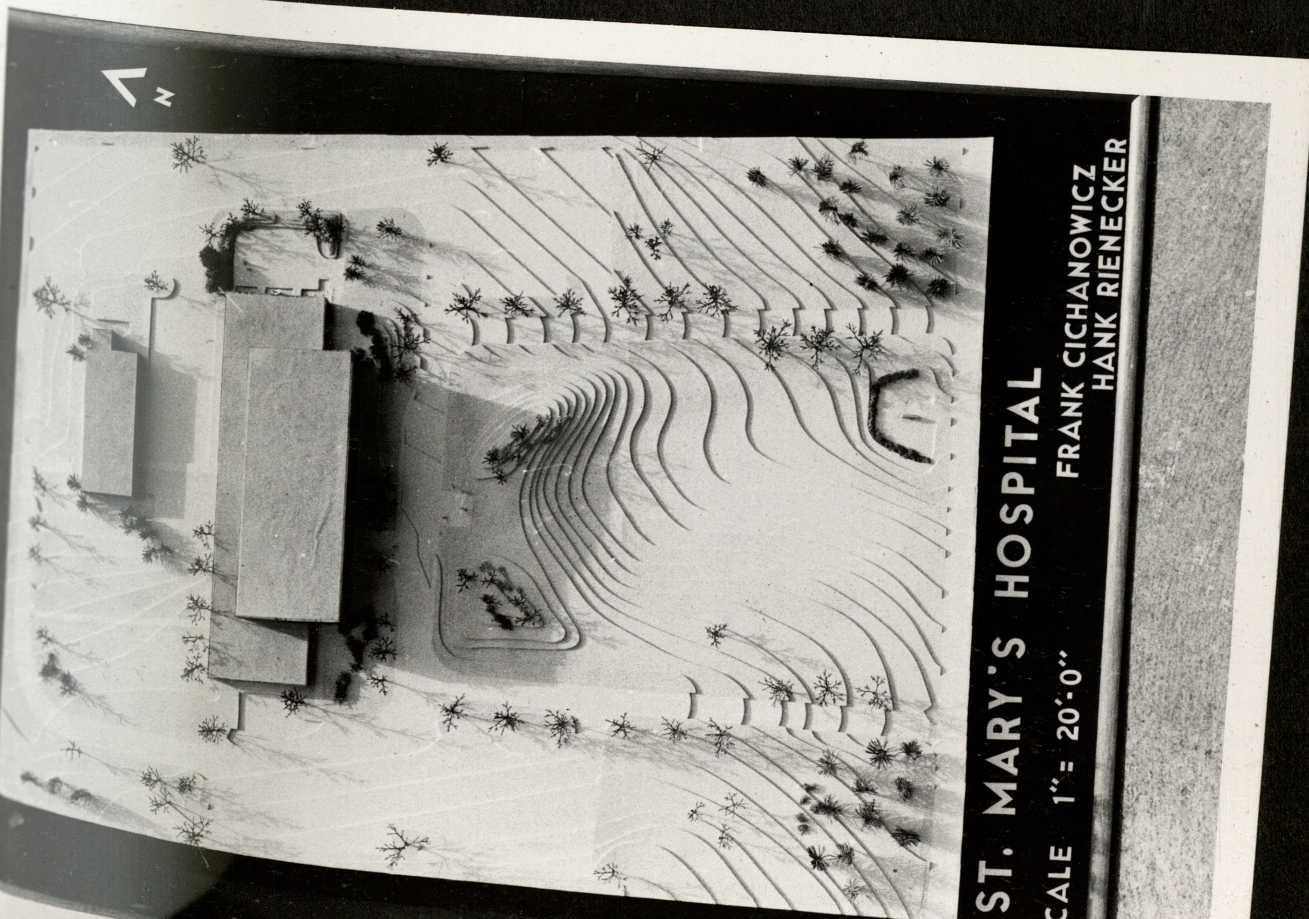


PLAN VIEW OF ENTRANCE COURT

ST. MARY'S HOSPITAL			
CLARK COUNTY, ATLANTA, GEORGIA			
DATE SUBMITTED	APPROVED BY	DRAWN BY	
5/5	ENTRANCE COURT & ENTRANCE	P.L.	
DESIGNED BY		REVIEWED BY	
FRANK CAMPBELL, JR.		HANK BENDER	



ST. MARY'S HOSPITAL
SCALE 1" = 20'-0"
FRANK CICHANOWICZ
HANK RIENECKER



ST. MARY'S HOSPITAL
SCALE 1" = 20'-0"
FRANK CICHANOWICZ
HANK RIENECKER

SPECIFICATIONS FOR
LAND AND MATERIAL SPECIMENS AND TO BE FURNISHED

FOR

ST. MARY'S HOSPITAL

DAVIE STREET

ATHENS, GEORGIA

MAY 1, 1960

Richardson & Haddock
Landscape Architects
730 N. Hillside Ave.
Athens, Georgia

APPENDIX

MAY 1, 1960
MAY 1, 1960

Approved by:
St. Mary's Hospital
Athens, Georgia

By _____
Chairman of Board of Trustees

SPECIFICATIONS FOR
LABOR AND MATERIAL REQUIRED AND TO BE FURNISHED
FOR
ST. MARY'S HOSPITAL
BAXTER STREET
ATHENS, GEORGIA

Date July 1, 1964

Cichanowicz & Rienecker
Landscape Architects
930 S. Milledge Ave.
Athens, Georgia

Title Page

Index

PLANTING PLAN
dated May 29, 1960

General Conditions

Division 1 -

Division 2 -

Part of Proposal

Approved by:
St. Mary's Hospital
Athens, Georgia

By _____
Chairman of Board of Trustees

INDEX
SPECIFICATIONS

for

ST. MARY'S HOSPITAL

ATHENS, GEORGIA

St. Mary's Hospital
Athens, Georgia

Notice is hereby given that the specifications of plant materials at St. Mary's Hospital, located on Baxter St., Athens, Georgia, sealed bids will be received by Richardson & Richardson, 220 S. Millidge Ave., Athens, Georgia, on Thursday, June 10th, 1936 at 10 o'clock Eastern Standard Time.

The work will comprise the followings:

SUPPLYING AND INSTALLING ALL PLANT MATERIALS
(seeding excluded)

Title Page

Index

Notice to Bidders

Information for Bidders

General Conditions

Division PL - 1

Division SK - 1

Form of Proposal

The contract will be awarded to the lowest responsible bidder. The proposals will be rejected within fifteen (15) days of the opening of the proposals, subject, however, to the discretion of the Owner to waive any informalities. The best interest of the hospital will therefore govern. All proposals and to request new proposals, the bidder must withdraw his bid within fifteen (15) days after the opening thereof. The bidder must deposit with his bid, security in an amount not less than ten percent of the bid, in the form and subject to the provisions provided in the Information to Bidders.

FOR
LARGE AND MATERIAL REQUIRED AND TO BE FURNISHED

ST. MARY'S HOSPITAL

ATHENS, GEORGIA

Richardson & Richardson
220 S. Millidge Ave.
Athens, Georgia

Approved by:
St. Mary's Hospital
Athens, Georgia

Chairman of Board of Trustees

NOTICE TO BIDDERS

St. Mary's Hospital
Athens, Georgia

Notice is hereby given for installation of plant materials at St. Mary's Hospital. The site is located on Baxter St., Athens, Georgia. Sealed bids will be received by Cichanowicz & Rienecker, 930 S. Milledge Ave, Athens, Georgia, on Thursday, June 18th, 1964 at 5 o'clock Eastern Standard Time.

The work will comprise the following:

SUPPLYING AND INSTALLING ALL PLANT MATERIALS
(seeding excluded)

The Contract will be awarded to the lowest responsible bidder or the proposals will be rejected within fifteen (15) days of the date of opening proposals, subject, however, to the discretionary right reserved by the Owner to waive any informalities in, reject any or all proposals and to request new proposals, if, in his opinion the best interest of the hospital will thereby be promoted.

No bidder shall withdraw his bid within fifteen (15) days after the formal opening thereof.

Each bidder must deposit with his bid, security in an amount not less than five (5%) percentum of the bid, in the form and subject to the conditions provided in the Information to Bidders.

Date May 29, 1964

NOTICE TO BIDDERS

St. Mary's Hospital
Athens, Georgia

There is hereby given for installation of plant materials at St. Mary's Hospital. The site is located on Baxter St., Athens, Georgia, and will be received by Cichanowicz & Rienecker, Architects, 930 S. Milledge Ave., Athens, Georgia, on Thursday, June 18th, 1964 at 5:00 P.M. Eastern Standard Time.

The work will comprise the following:

SUPPLYING AND INSTALLING ALL PLANT MATERIALS
(seeding excluded)

The lowest bid will be awarded to the lowest responsible bidder. The proposals will be received within fifteen (15) days of the date of opening proposals, subject, however, to the discretion of the Owner to reject any proposals. The Owner reserves the right to reject any or all proposals and to request new proposals. It is the policy of the hospital to award the contract to the lowest bidder.

To enter shall withdraw his bid within fifteen (15) days after the formal opening thereof.

Each bidder must deposit with his bid, separately in an amount not less than five (5%) percentum of the bid, in the form and subject to the conditions provided in the Information to Bidders.

June 18, 1964

INFORMATION FOR BIDDERS
FOR THE
PLANTING WORK
FOR
ST. MARY'S HOSPITAL
ATHENS, GEORGIA

1. RECEIPT AND OPENING OF BIDS

- (a) St. Mary's Hospital, Athens, Georgia, (hereinafter called the owner) invites separate sealed bids for the:

SUPPLY AND INSTALLATION
OF ALL PLANT MATERIALS
(seeding excluded)

at St. Mary's Hospital.

- (b) Bids will be received by Cichanowicz & Rienecker, Landscape Architects, 930 S. Milledge Ave., Athens, Georgia, on June 18th, 1964 at Five O'Clock Eastern Standard Time.
- (c) Any bids received after the time and date specified will not be considered. No bids shall be withdrawn pending the decision of the Owner.

2. PREPARATION OF PROPOSAL

- (a) Proposals must be submitted on the prescribed form, two copies of which are attached hereto, all blanks in which must be appropriately filled in, in ink, in both words and figures. The Contractor shall remove proposal from Specifications, and submit as his bid one copy, and keep the other copy for his records.
- (b) All proposals must be submitted in sealed envelopes, bearing on the outside the name of Bidder, his address, the name of the project, and the Contract bid upon.
- (c) Proposals so enclosed shall be delivered to the aforementioned place on or before the hour and the date noted above.

3. OBLIGATION OF BIDDERS

- (a) At the time of the opening of bids, each Bidder will be presumed to have inspected the site and to have examined and to be thoroughly familiar with the drawing, General Conditions, General Requirements of the Contract, and Specifications (including all addenda thereto). The failure of or omission of any Bidder to receive or examine any drawings, form, instruction or document shall in no wise relieve such Bidder from any obligation in respect to his bid.
- (b) Each Bidder shall, by careful examination of the site, satisfy himself as to the location of the work, the character, the quality and quantity of the work to be performed and materials to be furnished, the character of equipment and facilities needed preliminary to and during prosecution of the work, the general and local conditions and all other matters which in any way effect the work specified herein.
- (c) After the contract has been entered into, no consideration will be given for any misunderstanding as to work and materials set forth herein and shown on any of the accompanying drawings, details and schedules, it being mutually understood that the tender of a bid carries with it an agreement to this and other obligations set forth in the Contract or Specifications, and further implies a full understanding of the Specifications, Drawings and Details, notes, indications and requirements.

4. AWARDS

Contract will be awarded to the lowest responsible Bidder, or proposals rejected within fifteen (15) days of opening of proposals, subject, however, to the discretionary right reserved by the Owner to waive any informalities in or to reject any or all proposals and to advertise for new proposals it, in his opinion, the best interests of the hospital will thereby be promoted.

5. ADDENDA AND INTERPRETATION

- (a) Bidders are expressly notified that their proposals shall be based upon materials, products, and methods specified. For the purpose of estimate, no deviation from the drawings and specifications will be considered except as provided. No

interpretation of the meaning of the drawings, specifications, or other Contract documents will be made to any Bidder orally. Every request for such interpretation should be in writing, addressed to Cichanowicz & Rienecker, 930 S. Milledge Ave., Athens Georgia, and to be given consideration must be received at least five (5) days prior to the date fixed for the opening of bids. Any and all such interpretations and any supplemental drawings which, if issued, will be mailed to all prospective Bidders (at the respective address furnished for such purposes) not later than three (3) days prior to the date fixed for the opening of bids. Failure of any Bidder to receive any such addends or interpretation shall not relieve any Bidder from any obligation, under his bid as submitted.

6. TIME FOR COMPLETION

The Contractor shall state in the bid form the number of days required for him to complete the project.

7. BID SECURITY

Each bid must be accompanied by the certified check of the Bidder, or by a Bid Bond duly executed by the Bidder as principal, and having as surety thereon a surety company approved by the Owner, in an amount not less than five (5) percentum of the amount of the bid. Such check of Bid Bond will be returned to all except the successful Bidder within 48 hours after the Owner and the accepted Bidder have executed the Contract, or if no Contract has been executed within fifteen (15) days after the opening of bids, upon demands of the Bidder, or anytime thereafter, so long as he has not been notified of the acceptance of his bid.

8. SECURITY OF FAITHFUL PERFORMANCE

(a) Simultaneously with the delivery of the executed Contract, the successful Bidder must deliver to the Owner an executed Performance Bond of a corporate surety licensed to do business in the State of Georgia in the amount of one hundred percent (100%) of the accepted bid for the faithful performance of the terms, covenants, and conditions of the Contract and a further separate labor and material payment Bond, in the amount of fifty percent (50%) of the accepted bid guaranteeing the prompt payment of all indebtedness incurred by the Contractor or sub-contractor for supplies, materials or labor furnished, used or consumed in connection with or in

interpretation of the meaning of the drawings, specifications, or other Contract documents will be made by any Bidder orally. Any request for such interpretation should be in writing, addressed to the Engineer, 330 S. Williams Ave., Atlanta, Georgia, and to be given consideration and be received at least two (2) days prior to the date fixed for the opening of bids. All such interpretations and any supplemental drawings which it issued, will be mailed to all prospective Bidders (as the respective addresses furnished for such purposes) not later than three (3) days prior to the date fixed for the opening of bids. Failure of any Bidder to receive any such advice or information shall not relieve any Bidder from any obligation, under the Bid as submitted.

THE CONTRACT

The Contractor shall state in the Bid form the number of days required for him to complete the project.

BID FORM

The Bid must be accompanied by the certified check of the Bank, or by a Bid Bond duly executed by the Bidder as principal, and having as surety a duly licensed surety company approved by the Owner, in an amount not less than five (5) percent of the amount of the Bid. Such check of Bid Bond will be returned to all except the successful Bidder within 48 hours after the opening of the bids. The successful Bidder have executed the contract, or if the Contract has been executed within fifteen (15) days after the opening of bids, upon demand of the Bidder, or anytime thereafter, so long as he has not been notified of the acceptance of his Bid.

REVIEW OF FINAL PAYMENT

(a) Immediately with the delivery of the executed Contract, the successful Bidder must deliver to the Owner an executed performance bond of a corporate surety licensed to do business in the State of Georgia in the amount of one hundred percent (100%) of the accepted bid for the faithful performance of the Contract, and conditions of the Contract, and a further separate labor and material payment bond, in the amount of fifty percent (50%) of the accepted bid for the faithful performance of all subcontractors, suppliers, materials or labor furnished, used or consumed in connection with or in

or about the construction of the project, including fuels, lubricants, power, etc. The form of both Performance Bond and Labor and Material Payment Bond shall be as per form No. 107 (AIA).

- (b) The Broker for the Bond and the Surety Company shall be approved by the Owner.
- (c) The premium on all bonds shall be paid for by the Contractor.

9. LIQUIDATED DAMAGES FOR FAILURE TO ENTER INTO CONTRACT

The successful Bidder, upon failure to enter into or refusal to execute the Contract, and the Bond required within eight (8) days after he has received notice of the acceptance of his bid, shall forfeit to the Owner as liquidated damages for such failure or refusal, the security with bond.

10. INSURANCES

- (a) The successful Contractor shall not commence work or allow his subcontractors to commence work until the following insurances have been obtained, approved and certificates delivered to the Owner:
 - (b) Workmans' Compensation Insurance.
 - (c) Public Liability and Property Damage Insurance. Public Liability Insurance shall not be less than 100,000/300,000 and not less than 50,000 for property damage. Public Liability shall specifically cover all automobile liability, and should include contingent liability to protect the Owner from claims of subcontractors.
 - (d) Before final payment is made, this Contractor shall provide an affidavit stating all costs for labor and materials have been paid, and that the Owner is indemnified against any lien.

as shown, the construction of the project, including foundations, power, etc. The form of such performance bond and labor and material payment bond shall be as per form No. 102 (AIA).

- (a) The bond for the bond and the surety company shall be approved by the Owner.
- (b) The premium on all bonds shall be paid for by the Contractor.

WARRANTY DAMAGE FOR FAILURE TO ENTER INTO CONTRACT

The successful bidder, upon failure to enter into or refusal to execute the contract, and the bond required within eight (8) days after he has received notice of the award of the contract, shall forfeit to the Owner the security with bond, and failure or refusal, the security with bond.

- (a) The successful Contractor shall not commence work or allow its subcontractors to commence work until the following documents have been obtained, approved and certified and delivered to the Owner:

- (b) Workers' Compensation Insurance.
- (c) Public Liability and Property Damage Insurance. Public Liability Insurance shall not be less than \$100,000,000 and not less than \$50,000 for property damage. Public Liability shall specifically cover all automatic liability, and should include contract liability to protect the Owner from claims of subcontractors.

- (d) Before final payment is made, the Contractor shall provide an affidavit stating all costs for labor and materials have been paid, and that the Owner is indemnified against any claim.

- (e) In the event the Architect, in his sole discretion, decides that work, or any part thereof, under this contract, should be postponed until the Spring of 1965, then such work, or part, shall forthwith cease, and the Contractor and Subcontractors shall immediately remove all equipment from the hospital premises. The Contractor shall be paid for all work up to date of such stoppage at the contract price, less 10% withheld. The balance of work under this Contract shall then be resumed in the Spring of 1965 upon ten (10) days written notice from the Architect, and upon such resumption, all terms and conditions of this contract shall apply as if this work had been conducted continuously.

Conditions pertinent to the execution of all work described herein.

- (a) All interpretations of the Contract shall be made by the Architect. The Architect's decision shall be final and binding on the Contractor, and no suit shall be brought in any court of law or equity to set aside or annul the Architect's decision.

- (b) This Contract shall be binding on the Contractor and its subcontractors, and shall be subject to the terms and conditions of the General Conditions of the Contract, which are incorporated herein by reference.

- (c) The Contractor shall be responsible for the safety of all persons and property on the site, and shall maintain adequate safety measures throughout the project.

GENERAL CONDITIONS

- (a) The Contractor shall be responsible for the safety of all persons and property on the site, and shall maintain adequate safety measures throughout the project.

DIVISION PL - 1

PLANTING WORKPL 1.1 GENERAL

- (a) Work under this division is indicated on drawings entitled "Planting Plan" prepared by Cichanowicz & Rienecker, Landscape Architects, Athens, Georgia.
- (b) Each Bidder shall familiarize himself with the Contract documents and shall visit the site of proposed work to acquaint himself with existing conditions pertinent to the execution of all work described herein.
- (c) No oral interpretations of the Contract shall be considered binding. Should a Bidder find a discrepancy or omission in the Specifications, or should he be in doubt as to the meaning of any portion of them, he shall notify the Architect who will then instruct all Bidders in the matter by an Addendum.
- (d) This Contractor shall protect, and guard against damage to existing work. Any work already completed, that is disturbed or in any way damaged or changed shall be replaced to original condition, or as shown on the drawings.
- (e) The Contractor shall have the responsibility of contracting the concerned utility company, and the town or village authorities when their structures or lines are to be altered, or in any way affect the course of construction.

PL 1.2 WORK INCLUDED

- (a) The work covered by this Specification consists of furnishing all labor, materials, equipment and appliances necessary for Planting of Major and Minor Trees, as shown on drawings and schedules and as

specified herein, including but not limited to the following:

Excavating for all tree shrub and vine pits and beds.

Furnishing and preparing of topsoil for backfilling of all shrub tree and vine pits and beds.

Furnishing and incorporating fertilizer and peat.

Furnishing and planting trees and plants as shown.

Furnishing and spreading topsoil, as needed beyond that furnished on site.

Mulching.

Maintenance inspection.

Replacements of unsatisfactory plant material.
Transplanting of *Liriope muscari* (by Owner) as directed.

PL 1.3 PROTECTION OF EXISTING UTILITIES

- (a) The Contractor shall ascertain the location of all electrical cables, all conduit, all utility lines, oil tanks, seepage pools and supply lines, and take proper precautions not to disturb any existing utilities, or sewers.
- (b) Should any utility line be uncovered during the progress of the work, the Contractor shall promptly notify the Architect in writing. The Contractor shall be held responsible for any damage to utility lines incurred during the process of work under this Contract.

PL 1.4 INSPECTION

Plants shall be subject to inspection and approval at place of growth, or upon deliver, for quality, size, variety, and health.

PL 1.5 FERTILIZER

- (a) Commercial fertilizer shall be thoroughly incorporated with topsoil and loam planting mixture at the rate of three (3) lbs. per inch caliper of tree (approximately three shovels per tree).

- (b) Fertilizer shall be complete, shall bear manufacturer's guaranteed statement of analysis, and shall meet the following minimum requirements:

(twelve)	12%	Nitrogen
(eight)	8%	Phosphoric Acid
(six)	6%	Potash

- (c) Contractor shall provide weather-proof storage space for fertilizer until its use.

PL 1.6 PEAT MOSS

Peat moss shall be domestic, incorporated into soil planting mixture to sufficient quantity to provide a friable planting mixture.

PL 1.7 TOPSOIL AND LOAM

Mixture to be used in plantings shall consist of 50% clean topsoil and 50% clay loam. 50% of clay loam shall consist of clay. To this mixture add prescribed amounts of peat moss and fertilizer.

PL 1.8 GUARANTEE OF PLANT GROWTH

- (a) All plants shall be typical of their species or variety, and shall have a normal habit of growth. No trees which have had their leaders cut, or so damaged that cutting is necessary will be accepted.
- (b) All plants and plant materials shall be guaranteed by the Planting Contractor to be true to name and size, and in vigorous growing condition. All plant material shall be guaranteed for at least one year after acceptance. Replacements shall be made at the beginning of the first succeeding planting season.

PL 1.9 EXCAVATION, HANDLING AND PLANTING OPERATIONS

- (a) All plants shall be handled so that roots are adequately protected at all times. During shipment they shall be protected by tarpaulin or other suitable covering. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and

be well protected with soil. Bare rooted plants shall be planted or heeled in trenches immediately after removal from bundles. Care shall be taken to prevent air pockets among the roots.

- (b) All plants shall be set plumb, and shall stand, after settlement, slightly lower than their previous growing conditions. All debris shall be removed from the pit and shrub beds before backfilling.
- (c) Pits for trees shall be filled with a topsoil and clay loam mixture to a depth of 6" minimum below ball, and have a diameter equal in feet to the caliper of the tree trunk in inches but not less than 24" wider than the root spread, or root diameter.
- (d) No planting shall be done in frozen soil, or during unfavorable weather conditions.

PL 1.10. PREPARATION OF TOPSOIL FOR PLANT PITS AND BEDS

- (a) Where plant material is to be placed in beds of topsoil laid down by the grading contractor in accordance with the Grading Plan and under the terms of the grading contract, the Planting Contractor shall be responsible for reworking the planting beds until they are friable, free from mortar and debris, accurate as to line and grade, and otherwise in a suitable condition for planting.
- (b) Topsoil for planting pits and beds, except ericaceous plants shall be prepared by mixing with peat moss in the proportions of one (1) of peat moss to seven (7) of topsoil by volume. The mixture shall be thoroughly blended before use.
- (c) Topsoil for beds of ericaceous plants shall be prepared by mixing topsoil with peat moss in the proportion of one (1) of peat to five (5) parts topsoil by volume, thoroughly mixed.

PL 1.11 MULCHING

- (a) A 2" mulch of hyperhumus or peat shall be applied on all planting beds, tree pits and shrub pits after planting.
- (b) All evergreens, broadleaved evergreens, ground cover plants and ericaceous material shall be mulched to a depth of 2" with a mixture consisting of 50% leaf mold, and 50% peat moss. A portion of this shall be scratched into the top $1\frac{1}{2}$ " of soil.

PL 1.12 PLANTING SEASON

- (a) Planting of plant materials shall be done during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice in the locality.
- (b) At the option of and on responsibility of the Contractor, planting of plant materials may be done under unseasonable conditions, without extra compensation, subject to approval as to time of work and methods of operation.

PL 1.13 STAKING, BUYING, WRAPPING

- (a) All trees over 3" caliper shall be guyed by wire guys encased in water hose at the trunk. Guys shall be securely staked or anchored to "dead men" or otherwise secured in an approved manner. All wire shall be pliable iron of Ga. shown on guying sketches.
- (b) Stakes for supporting trees shall be of sound wood of uniform size, capable of standing in ground at least two years. They shall be at least 2" actual dimension and not less than 8' in length, unless otherwise specified.
- (c) Stakes shall be placed a minimum of 12" from the trunk of the tree, taking care to clear the roots. They shall be driven into the ground to the depth shown.
- (d) Wrapping material shall be first quality burlap or water-proofed crepe-paper not less than 6" or more than 10" in width, and of suitable length.

(a) All trees over 3" caliper shall be guyed by wire
guying shall be done in water hose of the trunk. Guy shall
be secured to the trunk by a "dead end" or
otherwise secured in an approved manner. All wire
shall be suitable for use of the Guying system.

(b) Stakes for supporting trees shall be of sound wood of
uniform size, capable of standing in ground at least
two years. They shall be at least 2" round diameter
and not less than 3' in length, unless otherwise specified.

(c) Stakes shall be placed a minimum of 12" from the trunk
of the tree, taking care to clear the roots. They shall
be driven into the ground to the depth shown.

(d) Wrapping material shall be first quality burlap or water-
proofed paper-glass not less than 6" or more than 10"
in width, and of suitable length.

(e) The trunks of all trees of three inch caliper or
greater shall be wrapped, and the material securely
tied at top and bottom, and at two foot intervals.
Bandaging shall start at base, and shall cover the
entire surface of the trunk to the first branches.

(f) All guying, staking and wrapping shall be done
immediately after planting. All plants shall stand
plumb after guying and staking.

PL 1.14 MAINTENANCE OF PLANTING UNTIL ACCEPTANCE

(a) Areas around trees shall be kept cultivated, free
of weeds and grass, and properly watered until
acceptance. Replacement and pruning shall be done
as soon as dead material appears. If any tree, shrub
or plant bed settles more than three (3) inches
below the established grade, it shall be raised to the
proper level, and not merely filled with additional
topsoil.

PL 1.15 CLEANING UP

(a) The Contractor shall dispose of, on the site or as
directed by the Architect, all subsoil excavated from
his work. All other debris including branches, paper
and rubbish resulting from his work shall be removed
from the site as work proceeds.

(b) All areas shall be kept in a neat and orderly condition
at all times. Prior to final acceptance the Contractor
shall clean up his work areas to the satisfaction of
the Architect.

PL 1.16 INSPECTION FOR ACCEPTANCE

(a) Inspection by the Architect shall be made upon
completion of all work, at the notification of the
Contractor.

(b) Payment shall be made after acceptance by the Architect.
Such payment shall not relieve Contractor of responsibility
of guarantees, or of conformance with provisions for plant
replacement as specified below. (1.18)

PL 1.17 GUARANTEE OR WARRANTY

- (a) This Contractor warrants that all work executed under this division will be free from defective plant material or workmanship for a period of one year after Architect's acceptance of the work.
- (b) This Contractor shall guarantee to replace all defective plants and workmanship by approved methods and at his own expense whenever such defects may appear prior to the conclusion of this guarantee.

PL 1.18 REPLACEMENTS

- (a) Any trees, shrubs or vines not found to be in a healthy growing condition, at any time during the period of guarantee, shall be removed from the site and replaced, as soon as weather and seasonal conditions permit, as determined by the Architect.
- (b) Plant replacements shall be the same kind and size as specified in the itemized plant list. All replacements shall be furnished, planted, and mulched as specified, at the Contractor's expense.
- (c) The Contractor shall be liable for any damage to property including lawns, sprinkler systems, pavements, curbs etc., caused by replacing operations.

PL 1.19 COOPERATION

- (a) This Contractor shall agree to complete cooperation and coordination with the General Contractor engaged in all adjacent work.
- (b) This contractor shall maintain free access to church building and existing parking area at all times. All barriers and other necessary precautions shall be taken for public safety, and no materials or equipment, etc. shall be placed or stored on the existing pavement. If necessary, lighted barriers shall be placed at all disturbed areas as directed on Wednesday nights, Sundays and at other times as directed.

FORM OF PROPOSAL FOR THE

PLANTING WORK

at

ST. MARY'S HOSPITAL

Baxter Street
Athens, Georgia

TO:

St. Mary's Hospital
Baxter Street
Athens, Georgia

Dear Sirs:

Pursuant to and in compliance with plans and specifications and documents related thereto, the undersigned hereby offers to furnish all labor, materials, supplies, equipment and other facilities and things necessary and proper for or incidental to the completion of the planting work as required by and in strict accordance with the applicable provisions of the Contract Documents, including the Drawings, the Specifications and all Addenda issued by the Owner prior to the date of the opening of bids, whether received by the undersigned or not, for the following sum:

Dollars, (\$)

TIME OF COMPLETION

If awarded the Contract, the undersigned agrees to complete the work within _____ Calendar days from the date of the award of the Contract.

FORM OF PROPOSAL FOR THE

PLANTING WORK

at

ST. MARK'S HOSPITAL

Barber Street
Atlanta, Georgia

ST. Mark's Hospital
Barber Street
Atlanta, Georgia

Dear Sirs:

I am pleased to see in compliance with plans and specifications and documents related thereto, the undersigned hereby offers to furnish all labor, materials, apparatus, equipment and other facilities and things necessary and proper for or incidental to the completion of the planting work as required by and in strict accordance with the applicable provisions of the Contract Documents, including the drawings, the specifications and all Addenda issued by the owner prior to the date of the opening of bids, whether received by the undersigned or not, for the following sum:

_____ Dollars, (\$ _____)

TIME OF COMPLETION

If awarded the Contract, the undersigned agrees to complete the work within _____ calendar days from the date of the award of the Contract.

BID SECURITY

A certified check or bid bond in the sum of _____ Dollars, (\$ _____)

delivered herewith, to be held as prescribed in Information for Bidders.

The undersigned hereby designates as his address to which Notice of Acceptance or other communication may be delivered or mailed, is that appended to his signature below.

Signed this _____ day of _____

Title

** Countersigned

* For _____

Title _____ Address _____

* Insert here the name under which the Bidder does business, and if a corporation, add "A Corporation organized under the laws of _____."

** If the person signing is not an official, a person who is authorized shall countersign the proposal.

SHRUBS

50	Ilex crenata rotundifolia	Boxleaf Holly	1½-2'	1.50	75.00
72	Juniperus horizon- talis Plumosa	Andorra Juniper	2'	1.75	125.00
13	Kalmia latifolia	Mt. Laurel	3'	7.50	97.00
26	Rhod. ^{edendron} obtusum snow kurume	White Azalea	2'	6.00	156.00
28	Rhod. ^{edendron} obtusum hinodegi	Red Azalea	2'	6.00	168.00

GROUND COVER

130	Ficus pumila	Climbing Fig	root cutting 6/100	8.00
250	Liriope muscari	Bigblue Liriope	3/100	7.50
175	Liriope spicata	Dwarf Liriope	12/100	21.00
				600 lbs. 22.00
				10,000 lbs. \$1485.80
				10 7.00
				300 ft. 12.00
				750 ft. 22.50
				260 26.00
				4 days 200.00
				TOTAL 2703.00

at of shed and, shrubs, and beds to be
replaced as indicated.

PLANTING LIST

Quantity	Botanical Name	Common Name	Size	Unit Price	Total
3	Acer rubrum	Red Maple	2½"	18.50	55.50
1	Quercus alba	White Oak	3"	40.00	40.00
4	Quercus coccinea	Red Oak	2"	3.00	12.00
4	Quercus coccinea	Red Oak	2"	3.00	12.00
2	Quercus florida	Flowering Dogwood	2"	7.50	15.00
4	Quercus prinus	Princ Oak	2"	8.50	34.00
4	Liriodendron tulipifera	Tulip Tree	2"	12.00	48.00
7	Malus arbutifolia	Malus arbutifolia	2"	8.00	56.00
12	Pinus strobus	White Pine	2"	6.00	72.00
11	Pinus taeda	Loblolly Pine	2"	6.00	66.00
10	Prunus caroliniana	Carolina Cherry	1½-2"	4.00	40.00
2	Quercus borealis	White Oak	2"	6.50	13.00
2	Quercus prinus	Princ Oak	2"	6.50	13.00
2	Quercus prinus	Princ Oak	2"	6.00	12.00

COST ESTIMATE

Quantity	Grass	Unit Price	Total
1030 bu.	Tifton 57 Utility Lawn	sprig \$1.00/bu	\$1030.00

SOIL	YDS. CUT	YDS. FILL	UNIT COST/YD.	TOTAL
Clay	1230	----	----	----
Topsoil	----	1230	\$2.00/cu. yd.	\$2460.00
Peat moss	----	30	\$3.00/6 cu. ft.	90.00
			TOTAL	\$2550.00

SPECIAL MATERIALS

Material	Unit Cost	Total Quantity	Total Cost
Fertilizer (12-8-6)	4.00	7,200 lbs.	\$288.00
Ammonium Nitrate	3.75	600 lbs.	22.00
Agr. Lime Stone	\$1.00/ 80 lbs.	10,000 lbs.	125.00
Tree wrap	\$.70/ roll	10	7.00
Rubber hose	\$.04/ ft.	300 ft.	12.00
Wire	\$.03/ ft.	750 ft.	22.50
Stakes	\$.10/ stake	260	26.00
Auger & Tractor	\$50.00/ day	4 days	200.00
		TOTAL	\$703.00

** Excavation of soil for trees, shrubs, and beds to be relocated on property.

TOTAL \$703.00

SHRUBS

50	Illex cornuta	Boxleaf Holly	1 1/2'	1.20	72.00
25	Juniperus horizontalis	Andorra Juniper	2'	1.25	125.00
13	Kalmia latifolia	Mt. Laurel	3'	2.20	27.00
25	Red. Dogwood	White Azalea	2'	6.00	150.00
25	Red. Dogwood	Red Azalea	2'	6.00	150.00

GROUND COVER

130	Picea canadensis	Clumping Pine	6'/100	6.00	780.00
250	Liriodendron tulipifera	Large Liriodendron	3'/100	7.20	1800.00
175	Liriodendron tulipifera	Small Liriodendron	12'/100	21.00	3675.00

\$1482.00

EQUIPMENT COSTS

<u>Machinery</u>	<u>Unit Cost</u>	<u>Quantity</u>	<u>Total Cost</u>
Tractor & Tiller	\$50.00/ day	2	\$100.00
Hand Tiller	\$20.00/day	1	\$ 20.00
Bulldozer	\$100.00/ day	1	\$100.00
		TOTAL	\$220.00

INSTALLATION OF PLANT MATERIALS

<u>Classification</u>	<u>No.</u>	<u>Rate</u>	<u>Unit Hrs.</u>	<u>Total Cost</u>
Foreman	1	\$3.00	200	\$ 600.00
Labor	8	\$1.25	1000	\$1250.00
Tractor operator	1	\$2.00	40	\$ 80.00
Bulldozer operator	1	\$3.00	8	\$ 24.00
			TOTAL	\$1954.00

TOTALS

Plants	\$1485.80
Soils	2550.00
Special Material	703.00
Equipment	220.00
Labor	1954.00
Misc.	300.00
Sub total	6212.80
3 % tax	186.38
Sub total	6409.18
Profit	1602.28
TOTAL	8011.46

COST ESTIMATE

<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
1000 lbs.	\$1.00/lb.	\$1000.00

<u>YDS. CUT</u>	<u>YDS. FILL</u>	<u>UNIT COST/YD.</u>	<u>TOTAL</u>
1230	1230	\$2.00/yd.	\$2460.00
		\$3.00/yd.	\$3690.00
		TOTAL	\$6150.00

<u>Material</u>	<u>Unit Cost</u>	<u>Total Quantity</u>	<u>Total Cost</u>
Ammonium Nitrate	2.75	600 lbs.	\$165.00
Asst. Lime Stone	\$1.00/ 60 lbs.	10,000 lbs.	\$166.67
Tree wrap	\$.70/ roll	10	7.00
Rubber hose	\$.04/ ft.	300 ft.	12.00
Wire	\$.03/ ft.	750 ft.	22.50
Stakes	\$.10/ stake	200	20.00
Logger & Tractor	\$50.00/ day	4 days	200.00
		TOTAL	\$703.00

** Preservation of soil for trees, shrubs, and beds to be released on property.

EQUIPMENT COSTS

Equipment	Unit	Cost	Total
Tractor & Trailer	1	\$20.00/day	\$20.00
Hand Mower	1	\$20.00/day	\$20.00
Hand Mower	1	\$20.00/day	\$20.00
TOTAL			\$60.00

INSTALLATION OF PLANT MATERIALS

Plant Material	Unit	Cost	Total
Plants	1000	\$1.25	\$1250.00
Labor	40	\$2.00	\$80.00
Tractor operator	8	\$2.00	\$16.00
Hand operator	1	\$2.00	\$2.00
TOTAL			\$1354.00

TOTALS

Plants	\$1250.00
Labor	\$80.00
Tractor operator	\$16.00
Hand operator	\$2.00
Sub total	\$1354.00
Tax	\$18.78
Sub total	\$1372.78
Profit	\$100.00
TOTAL	\$1472.78

ACKNOWLEDGEMENTS

We wish to express our appreciation to the University of Georgia, Landscape Architecture Department, for all the knowledge we have gained that has made it possible for us to submit this Senior Terminal Problem.

For their special help and guidance, we are indebted to Hubert B. Owens, Chairman of the Department of Landscape Architecture, and to Professors William Ramsey and William Beery.

Williams, Thomas R.: Landscape Plant Materials for Georgia. University of Georgia College of Agriculture, Athens, Ga., 1963.
F. Cichanowicz & H. Rienecker

Practical Horticulture Catalog 1962.

Southern Plant Breeding Bulletin 1962.

BIBLIOGRAPHY

Abbett, Robert W.; Engineering Contracts & Specifications;
Third Edition; New York; John Wiley & Sons, Inc.; 1955.

Ramsey & Sleeper; Architectural Graphic Standards; Fourth
Edition; New York; John Wiley & Sons, Inc.; 1955.

Seelye, Edwin E.; Design; Second Edition; New York; John
Wiley & Sons, Inc.; 1953.

Wiggington, Brooks E.; Trees and Shrubs for the Southern
Piedmont; Athens, Ga. University of Georgia Press; 1949.

Williams, Thomas G.; Landscape Plant Materials for Georgia;
University of Georgia College of Agriculture; Athens,
Ga.; 1963.

Evergreen Nurseries Catalog; 1961.

Southern Turf Nurseries Bulletin; 1962.