

Landscape Design
for
The University of Georgia
North Campus
Redevelopment Plan
Athens, Georgia

by
Arthur J. Nelson
and
G. Mercer Stowers, Jr.

A Terminal Problem Presented For
Degree of Bachelor of Landscape Architecture

Department of Landscape Architecture
University of Georgia
Athens, Georgia
March, 1965

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

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M.B. Owens Resource Center
School of Environmental Design
Cotwell Hall
University of Georgia

LIST OF PLATES

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Perspectives

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PROBLEM STATEMENT

LIST OF PLATES

The University of Georgia has commissioned a landscape architect to redesign the North Campus of Athens, Georgia.

1. Existing Conditions

2. Master Plan

3. Design Plan

4. Planting Plan

5. Grading and Staking Plan

6. Construction Drawings

7. Perspectives

The University of Georgia is the oldest chartered University in the South. A feeling of open space and a sense of direction are being proposed for the new campus. The primary buildings being the new addition to the Law School, new Classroom buildings on the Woodruff Hall site, additions to Student Center and Library, and a Music Department Building located adjacent to the New Visual Arts Building.

The original idea for the new law addition was to move the Law School across Lumpkin Street behind the Law Graduate Dormitory. Since contributions for the new annex emphasized the donors desire that the original building site be used as part of the Law School, it was necessary to keep the building on the original site.

Parking has been a tremendous problem on campus. There are now approximately 14,000 students and in 1970 the enrollment is predicted to be approximately 20,000.

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PROBLEM STATEMENT

Approximately 45% of the students have their own cars.

The University of Georgia has commissioned a landscape architect to redesign the North Campus of the University of Georgia, Athens, Georgia.

The North Campus of the University of Georgia constitutes what is the oldest chartered University in the United States. A feeling of open space and tradition is felt in many parts of the North Campus.

Several new buildings are being proposed for North Campus - the primary buildings being the new addition to the Law School, new Classroom buildings on the Woodruff Hall site, additions to Student Center and Library, and a Music Department Building located adjacent to the New Visual Arts Building.

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Details, perspectives and any other pertinent information

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Parking has been a tremendous problem on campus. There are now approximately 14,000 students and in 1970 the enrollment is predicted to be approximately 20,000.

Approximately 45% of the students have their own cars. Since the University of Georgia is a state supported University, there will probably never be any surplus money for parking structures as the tax payers want to pay for education, not cars. Therefore, the plans of the future give little consideration to parking with the idea that the parking system will eventually choke itself out and a transit system will be employed.

Therefore, we as commissioned landscape architects, will work from the above suppositions and statements to produce one over-all master plan of the North Campus of the University of Georgia. This plan will consist of the above mentioned structures, keeping in mind that this will not be of a permanent nature but meeting the needs of the University for approximately the next five years. At the present it is beyond our scope to cope with alleviating Lumpkin Street as a major thoroughfare to the City of Athens, Georgia. We will, therefore, work with this problem and correct its hazards and drawbacks as best as possible.

In our recommendations we will develop the now existing Herty Drive into a mall. This development will consist of a Master Plan, Demolition Plan, Grading and Staking Plan, Planting Plan, Cross Sections, Construction Details, perspectives and any other pertinent information

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that may arise to the complete details of this area.

In addition to the above mentioned drawings there will be a Comprehensive Report of the project including an Analysis, History, Justification and Specifications.

In the proceeding year the General Assembly passed an act to establish a Board of Trustees for the University of Georgia. The first meeting of the Board of Trustees was held on August 13, 1786. At this time, the Trustees selected Abraham Baldwin as President of the University. Baldwin, a native of Connecticut and a graduate of Yale University, came to Georgia in 1784. It was he who drafted the charter adopted by the General Assembly.

The University was not actually founded until the Board of Trustees met for the first time in 1786. In that year a settlement was made for the site of the University. The site was located on the east side of the city of Athens, Georgia, and was purchased for the purpose of establishing the University. The site was then known as the "University Site" and was the location of the first building of the University, the Old Chapel.

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HISTORICAL SKETCH

The University of Georgia was incorporated by an Act of the General Assembly on January 27, 1785, five months after the signing of the treaty of peace granting Georgia her independence. In the preceding year the General Assembly had set aside 40,000 acres of land to endow a college or seminary of learning. Georgia was the first state to provide for the establishment of a state supported university.

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The University was not actually established until 1801. In that year a committee of the Board of Trustees selected a site for the new institution. John Milledge, later a governor of the state, purchased the site, choosing a tract of 633 acres on the banks of the Oconee River in Northeast Georgia, and gave it to the Board of Trustees. In the fall of 1801, Josiah Meigs was named president of the University and work was begun on the first building. This building, originally

called Franklin College in honor of Benjamin Franklin, is still standing and is now known as Old College. The University opened its doors to students in 1801 and graduated its first class in 1804.

The College sold its original endowment of 40,000 acres of land and from the interest gained from loaning the money to the state, obtained its annual operating costs and some additional buildings. To Old College was added: Demosthenian Hall, 1821; the Ivy Building, 1831; the Chapel, 1832; and Phi Kappa Hall, 1834. All the new buildings were classic revival in character and set the architectural mode of the institution for many years to come.

Shortly before 1900, the Milledge family of Athens donated the College 640 acres of adjoining land. This land was also sold to finance the school, so that by the turn of the century, the campus consisted of 37 acres along Broad Street. However, the College had gained a new school, the Law School organized in 1859, and was now officially known as the University of Georgia. A Library was built next to the Ivy Building which was later connected to it with a portico and is known today as the Administration Building.

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Two more educational institutions had been established in Athens. The privately financed Lucy Cobb Institute for Women and the state supported the State Normal School for Women, established in 1858 and 1897 respectively.

As a result of the Western Land Grant Act passed by Congress in 1861 for the establishment of state agricultural schools and a land grant of 399 acres by G. F. Peabody, the Agricultural and Mechanical College of Georgia was organized in 1862. Later this college and the two women's schools mentioned above were incorporated into the University.

After the turn of the century, the activities of the University expanded rapidly to meet the demands for various types of professional and technical training. The teaching and research work of the University is now carried on by twelve colleges and schools and the dates of their establishment as separate administrative units are as follows: College of Arts and Science, 1801; School of Forestry, 1906; College of Education, 1908; Graduate School, 1910; College of Business Administration, 1912; School of Journalism, 1915; School of Home Economics, 1933; School of Veterinary Medicine, 1946; School of Social Work, 1964. The Division of General Extension, now The Georgia Center for Continuing Education, was incorporated into the University July 1, 1947.

INTRODUCTION

In the next five years, the University of Georgia is expected to have an enrollment of 20,000 students. New and larger dormitories, new classroom buildings, and more parking space are problems with which the University must cope.

The University of Georgia President's Annual Report 1964 has projected facilities for teaching and research on the North Campus. These include Journalism, Psychology, Classroom Buildings, School of Law addition (now under construction), Main Library, and Student Center addition.

The North Campus Redevelopment of the University of Georgia was chosen as a senior terminal problem design project. The teaching and research work of the University is now carried on by twelve Colleges and schools. The heritage of the University of Georgia has been depicted as that of the Old South. Large open quadrangles and Greek Revival architecture on the North Campus give one a feeling of spacious, lackadaisical living, which has been depicted as the image of the South.

In redesigning the North Campus, the landscape architect must consider these factors in his design.

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GENERAL ANALYSIS

The North Campus of the University of Georgia entails approximately 6 acres of land. The 6 acres have green open spaces which are formed by the locations of the structures. The open spaces are the image of the University of Georgia especially the open areas on the old section of the North Campus. These spaces must be retained at all costs.

There are many fine old trees and buildings within the North Campus which must also be retained but as of present, the functional use of many of these buildings is being greatly restricted.

Circulation of pedestrians and vehicles is at present a problem, and in the future could be a major problem. The locations of new buildings, the influx of thousands of new students, and more vehicles on campus would make the existing conditions on the North Campus of the University of Georgia antiquated.

The relocation of the campus center is an upheaval in the campus' existing condition. The old campus section, that portion of North Campus section which is adjoining the City of Athens will be that consisting of offices and in general Academic. All students will find the

south portion of North Campus to be the center of
Campus. The Library area, and the 3 new buildings,
✓ General Education, Psychology and Commercial Journalism
on the Woodruff Hall site will be a melting pot.
Pedestrian circulation between these two areas will
be of a high concentration making the existing walks,
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bad
sentence

The service vehicles at present are finding it
extremely impractical to service these buildings on
the North Campus. If this problem is not changed,
the safety and beauty of the North Campus will not be
retained. Vehicles are now driving across lawns to
service buildings. This is very dangerous to students
and the ruination of the open areas is disgraceful.

The Parking situation on Campus is inadequate.
We cannot afford to educate cars, so no parking structure
will be built. The parking solution is that which is
not answered comfortably. Many students need cars for
transportation. Where do you draw the line? In today's
rapid pace, the car is essential but, is it getting the
upper hand! The segregation of cars and people is essen-
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South portion of North Campus to be the center of campus. The library area, and the new buildings, General Education, Psychology and Commercial Journalism on the Woodruff Hall site will be a melting pot. Pedestrian circulation between these two areas will be of a high concentration making the existing walks, which are now more inaccessible.

The service vehicles at present are finding it extremely impractical to service these buildings on the North Campus. If this problem is not changed, the safety and beauty of the North Campus will not be retained. Vehicles are now driving across lawns to service buildings. This is very dangerous to students and the ruination of the open areas is disastrous. The parking situation on Campus is inadequate. We cannot afford to educate cars, so no parking structure will be built. The parking solution is that which is not answered comfortably. Many students need cars for transportation. Where do you draw the line? In today's rapid pace, the car is essential but, is it getting the worst of it? The segregation of cars and people is essential for safety of pedestrians. Lumpkin Street is a major route for transportation as of now. The plan for the future is a by-pass around Athens to alleviate some

of the existing traffic. Commercial vehicles will probably use this by-pass because it will save on time which is money. It is valid to assume that very little, if any, large trucks will be using Lumpkin Street as a main artery in the future. The passenger vehicle will use this street due to its' convenience on Campus, but the volume of traffic will be greatly reduced due to the exemption of commercial traffic.

The housing complexes to be built on Baxter Street and the existing student housing is a major problem. Students crossing the streets at the intersection of Baxter and Lumpkin Streets is a very serious matter. These new housing buildings will contain approximately 3,000 students who will all walk to classes across Lumpkin Street.

The proposal of more student housing in the Morris Hall area creates more students crossing Lumpkin. There will be approximately 2,000 students or more living in that specific area. In general, all housing is located in the Western side of Lumpkin Street and Classrooms are located on the East side of Lumpkin Street.

The present plan for parking is to make it so difficult it will discourage many students ^{from} of having a car. Sufficient parking does not now exist and it will get worse. The head of parking on the University of

DESIGN AND JUSTIFICATION

The landscape architect must consider the existing conditions of the site. He must organize the landscape so its visual image is congruent with its function. "Form follows function" is an important consideration to the Landscape Architect. The spaces created are very intrinsic to the psychological approach to the person. A person is very complex and thus, simplicity and directness are important considerations.

The circulation is derived from functional use. A person takes the shortest distance from one point to another. The pedestrian circulation is based on this theory of straight lines. It is made aesthetically by the use of various widths where the amount of circulation differs. In the library area and major walk areas, the walks are much wider than where the pedestrian traffic is in lesser concentration. These walks are made more pleasing to the eye also by curving or blinding the walks when two or more form a junction.

Asphalt walks are used because of their flexibility and their comfort. Asphalt has a pleasing effect on the eye and ties in with the natural landscape of the area.

Asphalt walks are advantageous because they are relatively inexpensive and because they can be removed quite easily. These walks are designed so as to make the flexibility of circulation flow always up to date. They can be added and removed quite readily and easily as the circulation patterns change. Where the concentration of pedestrians is greatest, such as the library area, the surface material is of a hard and more permanent type. This is necessary due to the amount of traffic, type use it will receive and to tie in with existing conditions.

Bridges will alleviate the pedestrian circulation at the crossings along Lumpkin Street. A Bridge running along the east side of Lumpkin Street spanning the gap between Fine Arts and just above Clark Howell, with a junction at Baxter Street up to Mill Hall. This bridge will allow the 3,000 students a safe and exciting journey to their classes. Another bridge will gap the crossing at Joe Brown across Lumpkin. This bridge will alleviate problems arising with the expected 2,000 students living in this newly designed area.

Vehicular circulation is controlled by removing the now existing Herty Drive and Jackson Streets, thus elevating the cross or thoroughfare circulation of cars through North Campus. The need for parking is answered

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Where this was not possible, the areas were softened and broken up with the use of Plant Materials. The basic idea of functional use of parking was gotten by the use of short roads terminating at a parking lot.

The proposed Herty Mall which opens up the interior of the North Campus to Service Vehicles, is a major consideration of our design. This mall allows service vehicles easy access to all buildings. The mall is cut off to passenger vehicles but not to pedestrians. It is approximately 30' wide with a 10' planted area through the center. Paving patterns are used to make this large walk to scale with people and add interest. Canopy, shade trees are suggested along this mall to reduce the strong summer sun, but they also allow the desirable winter sun to shine through.

The Library area is designed to accommodate the large groupings of students expected within the next five years. This area is designed for passive recreation due to its proximity to the Library. An interior, secure feeling is developed in this area to contract with the openness of the spaces one receives on approaching it. It is set back from circulation but it is still easily accessible.

The space relations on the North Campus are extremely important to the psychological aspects of the individual. The general open spaces give a person a feeling of freedom. Freedom or the opportunity for the expression of a young adult's ideas are very important. The duration of time the college student spends at school is very formative in a person's character. These spaces must be of various forms to attract and benefit the individual student.

Tight, close spaces give the individual the feeling of security. A person would rather sit with something against his back rather than sit in an open area with nothing around. A close or small area is to scale with a person so his desire to be in that area is greater. The college campus is a community within a community. This community is a college student's world for usually four or more years. These years are the most formative years of his life.

We have considered spaces within the North Campus of the University of Georgia as being one of our controlling factors. The area of 3 new buildings and an addition to the student center located on the now existing Woodruff Hall site was a major consideration. This area is now very unpleasant. The locations of these

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new buildings ties with the quadrangle feeling of the old campus section of the North Campus of the University of Georgia. These buildings do not form a rectangle or do they form right angles with each other. The change of angles is done to make this area more interesting to students. This deviation from the normal gives the student the feeling that he has complete freedom of his mind.

This area is very important because it will have the major concentration of students. The 3 new buildings are: General Classroom; Psychology; Commercial Journalism. The student union is also in this area and with the concentration of students, it will be greatly used. Thus, this area is a campus center from all points.

The Library on the North Campus of the University of Georgia forms many new spaces. It encloses the area between the now existing Commercial Journalism Building and Park Hall. It also creates a small secure space between the Law Addition and the Library. This space has been worked out in detail to exemplify the feeling we want to portray on the North Campus of the University of Georgia.

Many other spaces are gotten by our use of plant materials. Within the specific area of the Library we have used a ^a moss and segmented planting to tie in with the building. The Gliditsia we have used in this area

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material. Within the specific area of the library
we have used a mass and segmented planting to tie in with
the building. The Gladiolus we have used in this area

will allow the wanted sunlight in winter and the
unwanted sunlight seen in summer to be broken up.
This tree has a Canopy effect and gives the person a
feeling of a roof. The dogwoods around the foundation
of the building will give a formal and grandiose
effect for the Library. The Library is a formal
building and needs this type of planting. Jasmine has
been used in a high planted area to soften and give
winter color in this area. All these plants have been
selected for their functional, aesthetic appeal and
their ability to tie in with existing conditions in
the surrounding areas.

The pool and fountains are located with a southern
exposure. Sunlight is an essential to water. This
fountain will give the person a feeling of coolness in
summer and quiet relaxation, which is an essential in
this area.

The site is an important part of a person's life.
It gives what is necessary to man, a biological, social
and psychological feeling. The educational facilities of
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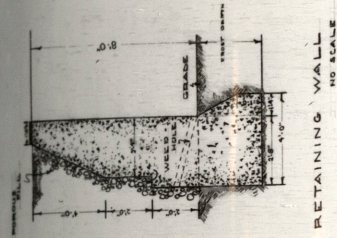
Their ability to tie in with existing conditions in selected for their functional, aesthetic appeal and their color in this area. All these plants have been used in a high planted area to soften and give building and needs this type of planting. Jasmine has effect for the library. The library is a formal at the building will give a formal and grandiose feeling of a roof. The dogwoods around the foundation this tree has a canopy effect and gives the person a wanted sunlight seen in summer and broken up. will allow the wanted sunlight in winter and the



NOTE: THE INTERSECTION OF
 LUMBER STREET AND BAYTER STREET
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 DURING THE YEAR.

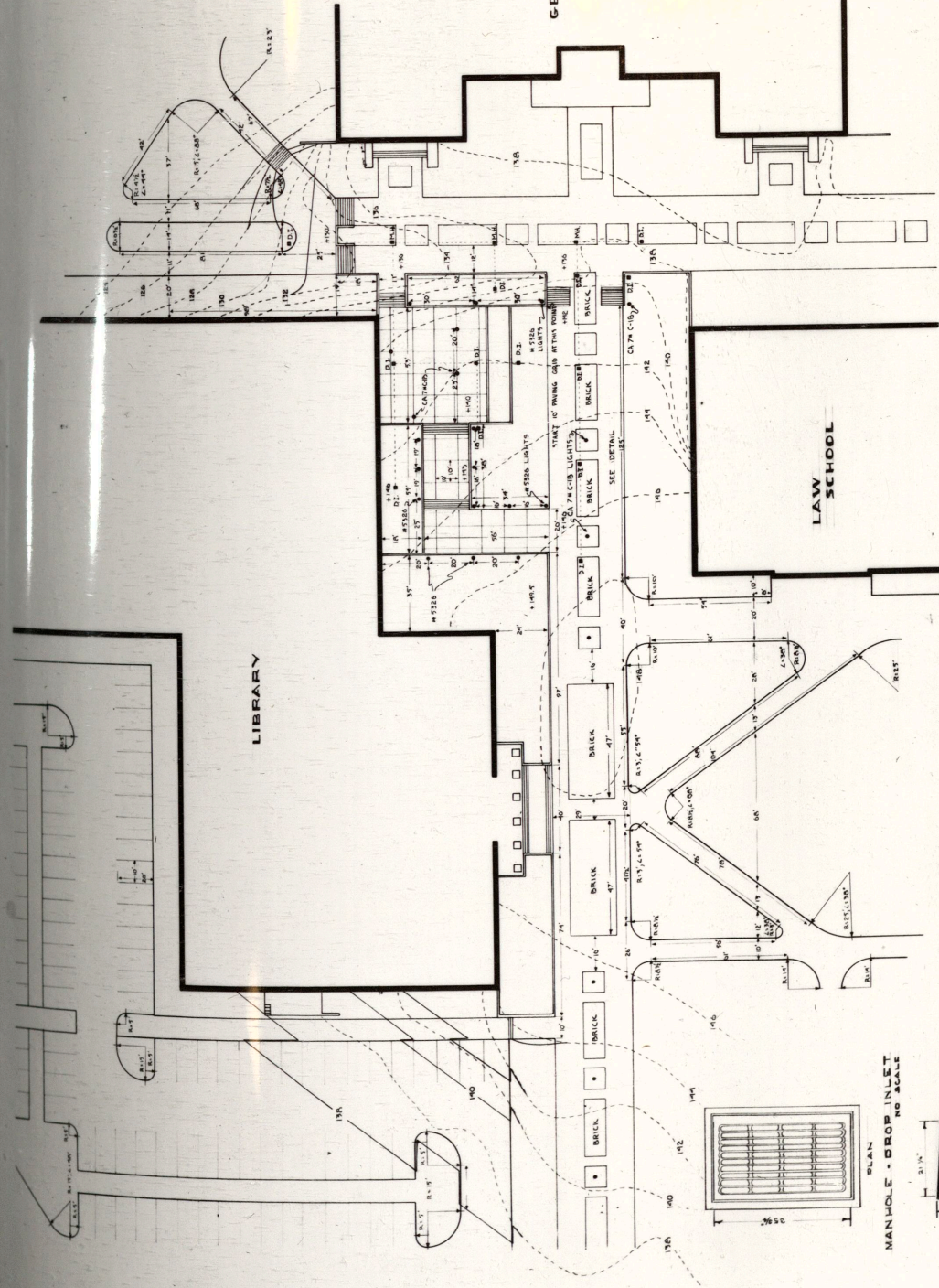
UNIVERSITY OF GEORGIA	
NORTH CAMPUS	
DATE: 1-1-67	SCALE: 1" = 100'
DRAWN BY: J. H. HARRIS	DESIGNED BY: J. H. HARRIS
EXISTING CONDITIONS	
REVISION: 1 of 7	

11/19/77



RETAINING WALL
NO SCALE

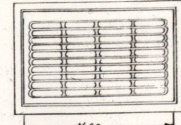
GENERAL
CLASSROOMS



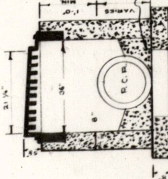
NORTH

LAW SCHOOL

LIBRARY

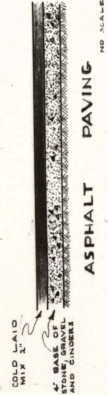
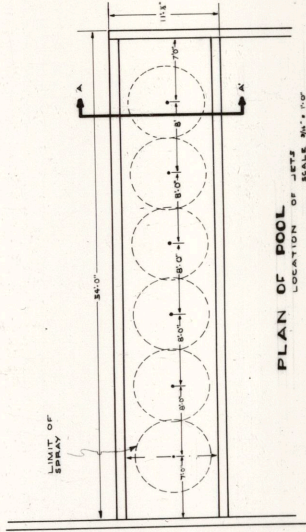
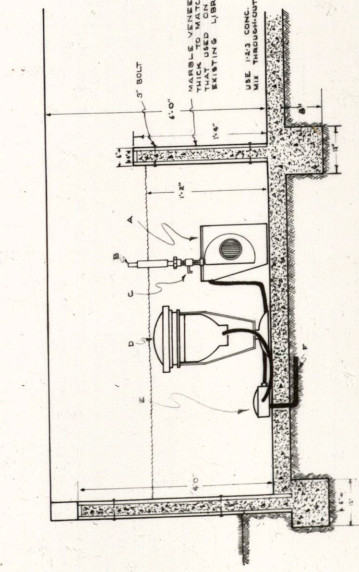
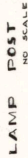
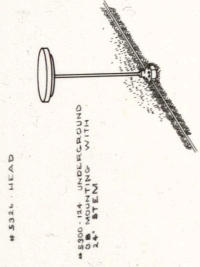
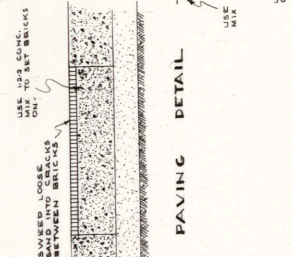
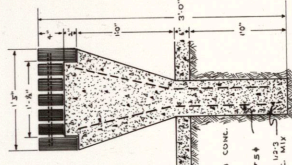
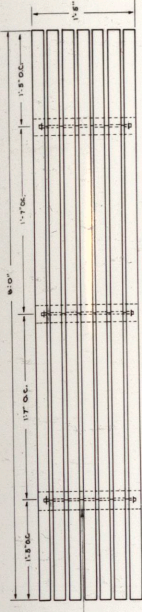
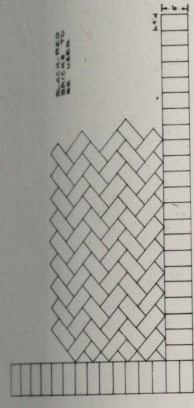
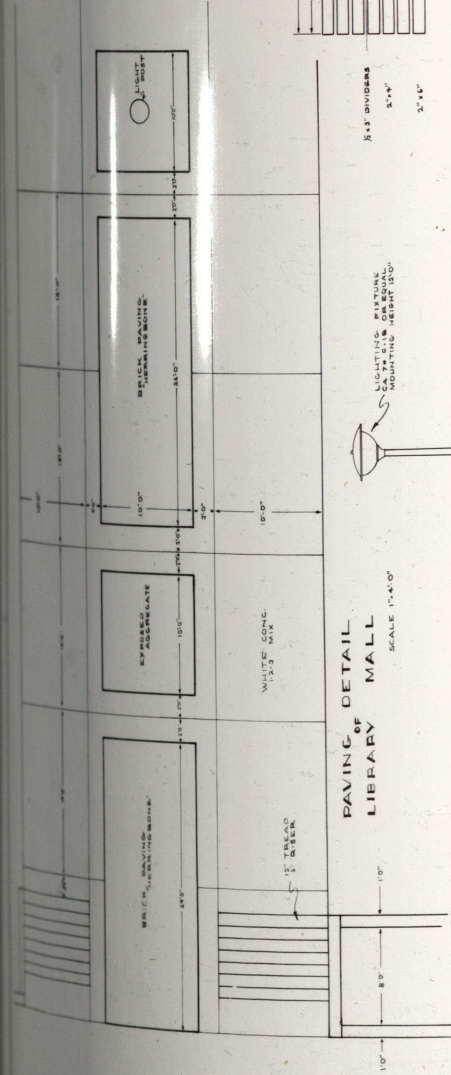


MANHOLE - DROP INLET
NO SCALE



WHEN DROP INLET
IS USED
CONSTRUCT CONCRETE
INVERT

UNIVERSITY OF GEORGIA	PROJECT	DATE	BY	CHKD	APP'D
NORTH CAMPUS	TERMINAL	11/19/77	W. J. HARRIS	J. HARRIS	J. HARRIS
GRADING & STAKING PLAN	REVISIONS	5	5	7	

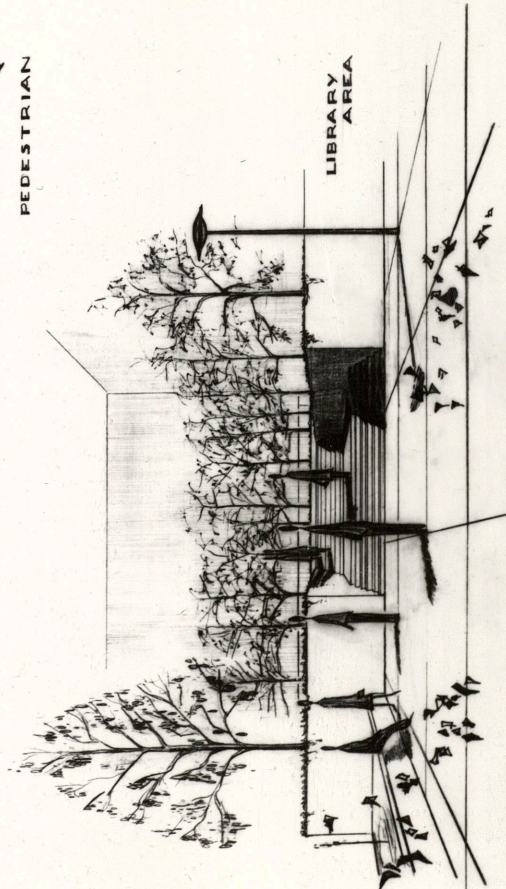




JOE BROWN MALL



PEDESTRIAN BRIDGE



LIBRARY AREA



LIBRARY RAMP



PEDESTRIAN MALL

UNIVERSITY OF GEORGIA			
NORTH CAMPUS			
SCALE: 1/8" = 1'-0"	PROBLEM	DATE: 1968	UNIVERSITY OF GEORGIA
PER S P E C T I V E S			
SHEET			7 of 7

APPENDIX

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APPENDIX

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NOTICE TO BIDDERS

Public notice is hereby given that sealed bids for the construction and paving of a road at the site of University of Georgia will be received by the University of Georgia School Board, at the offices of the Board of Education, at the site of the University of Georgia, Athens, Georgia.

The site of the area is located on the North Campus of the University of Georgia, Clarke County, Athens, Georgia.

A \$10.00 deposit, when obtained, and returned with the bid money refunded, 14 days after bid date.

Proposals will be accepted for:

APPENDIX Construction and Planting

By order of Board of Education
University of Georgia
Athens, Georgia

March 3, 1965

NOTICE TO BIDDERS

Public Notice is hereby given that sealed bids for the construction and planting of a court area at the site of University of Georgia will be received by the University of Georgia School Board, at the offices of the Board of Education, at the site of the University of Georgia, Athens, Georgia.

The site of the area is located on the North Campus of the University of Georgia, Clarke County, Athens, Georgia.

A \$10.00 deposit, where obtained, and returned with no damage money refunded, 14 days after bid date.

Proposals will be accepted for:

Construction and Planting

By order of Board of Education
University of Georgia
Athens, Georgia

March 9, 1965

GENERAL CONDITIONS

1. General.

University of Georgia Board of Education, Athens, Georgia will receive bids for the construction and planting of the area of the site of the University of Georgia Board of Education, Athens, Georgia.

2. Contract Documents.

The Contract Documents that will form the Contract are:

- a. Instructions to Bidders
- b. Bid forms
- c. Agreements and general conditions
- d. Additional general conditions
- e. Specifications
- f. Addenda to specifications
- g. Contract drawing

3. Examination of Site and Documents.

Before submitting a bid all bidders shall visit the sites of the proposed work and acquaint themselves with conditions attending the execution of the work, and they shall thoroughly examine and be familiar with the drawings and specifications. By submitting a bid the bidder agrees that he has examined the site and contract documents, is familiar with the conditions and requirements of all of them, and guarantees the adequacy and sufficiency of the drawing and specifications to accomplish the required results in a first class manner. If in the bidder's opinion, any work is indicated on the drawings or is specified in such a manner as would make it impossible for him to guarantee to produce a first class price of work, and/or a required result, or should obvious and unintentional errors, omissions or conflicts appear in or between drawing and specifications, the bidder shall refer same in writing to the landscape architect for decision before submitting proposal. If bidder fails to make such reference, no extra charge will thereafter be allowed or excuse entertained for failure to carry out work in a first class manner, to produce required results for, to remedy defects in work because of alleged impossibilities in the production of the results specified or because of inadequate or improper plans and specifications.

NOTICE TO BIDDERS

Public notice is hereby given that sealed bids for the construction and planting of a court area at the site of University of Georgia will be received by the University of Georgia School Board, at the office of the Board of Education, at the site of the University of Georgia, Athens, Georgia.

The site of the area is located on the North Campus of the University of Georgia, Clarke County, Athens, Georgia.

A \$10.00 deposit, when obtained, and returned with no damage money refunded, 14 days after bid date.

Proposals will be accepted for:

Construction and Planting

By Order of Board of Education
University of Georgia
Athens, Georgia

March 9, 1962

If in the bidders opinion, any portion of the plans and specifications in ambiguous as to the meaning or intent, bidder shall be deemed to have estimated a more expensive way of doing work unless he shall have asked for and received a decision, in writing, from the landscape architect before submission of proposal as to which result, method, and/or material will be required.

All requests for interpetations must be made in writing to the landscape architects, G. Mercer Stowers, Jr. and Arthur J. Nelson, University of Georgia, Athens, Georgia.

Requests must be received no later than four (4) days before the date fixed for the opening of bids. All interpetations will be issued to all bidders in the form of addenda to the specifications, and such addenda will become part of the Contract Document. Receipt of such addenda will be acknowledged on the bid form.

4. Submission of Bids.

Bids on separate forms furnished by the landscape architect, two copies of which are attached hereto. Blank spaces on bid shall be filled in by ink or typewriter. One copy of bid is to be submitted by contractor, the second is to be retained by the contractor for the contractor's record. Bids shall be submitt ed in a sealed envelope bearing title-

"Envelope shall bear name, address and telephone number of bidder."

5. Withdrawal of Bids.

A bid may be withdrawn by written or telegraphic request, subsequently confirmed in writing, provides that such request is received prior to the time of opening of the bids as stated above.

After the hour and date set for the opening of bids has been reached no bidder may withdraw his proposal for a period of thirty (30) days after the bids opening date. A violation of this provision on the part of the bidder, or failure to comply with the award made him, shall forfeit to the owner his deposited certified check as liquidating damages for his breach of contract.

GENERAL CONDITIONS

1. General.

University of Georgia Board of Education, Athens, Georgia will receive bids for the construction and planting of the area of the site of the University of Georgia Board of Education, Athens, Georgia.

2. Contract Documents.

The Contract Documents that will form the Contract

- a. Instructions to Bidders
- b. Bid Forms
- c. Agreements and general conditions
- d. Additional general conditions
- e. Specifications
- f. Addenda to specifications
- g. Contract drawing

3. Examination of Site and Documents.

Before submitting a bid all bidders shall visit the sites of the proposed work and acquaint themselves with conditions attending the execution of the work, and they shall thoroughly examine and be familiar with the drawings and specifications. By submitting a bid the bidder agrees that he has examined the site and contract documents, is familiar with the conditions and requirements of all of them, and guarantees the adequacy and sufficiency of the drawing and specifications to accomplish the required results in a first class manner. If in the bidder's opinion, any work is indicated on the drawings or is specified in such a manner as would make it impossible for him to guarantee to produce a first class piece of work, and/or a required result, or should errors appear unintentional errors, omissions or conflicts appear in or between drawing and specifications, the bidder shall refer same in writing to the landscape architect for decision before submitting proposal. If bidder fails to make such reference, no extra charge will thereafter be allowed or extras entered for failure to carry out work in a first class manner, to produce required results for, to remedy defects in the production of the results specified or because of inadequate or improper plans and specifications.

If in the bidder's opinion, any portion of the plans and specifications in ambiguous as to the meaning or intent, bidder shall be deemed to have estimated a more expensive way of doing work unless he shall have asked for and received a decision in writing from the landscape architect before submission of proposal as to which result, method, and/or material will be required.

All requests for interpretations must be made in writing to the landscape architect, G. Mercer Stevens, Jr. and Arthur J. Nelson, University of Georgia, Athens, Georgia.

Requests must be received no later than four (4) days before the date fixed for the opening of bids. All interpretations will be issued to all bidders in the form of addenda to the specifications, and such addenda will become part of the contract document. Receipt of such addenda will be acknowledged on the bid form.

4. Submission of Bids.

Bids on separate forms furnished by the landscape architect, two copies of which are attached hereto. Blank spaces on bid shall be filled in by ink or typewriter. One copy of bid is to be submitted by contractor, the second is to be retained by the contractor for the contractor's record. Bids shall be submitted in a sealed envelope bearing

"Envelope shall bear name, address and telephone number of bidder."

5. Withdrawal of Bids.

A bid may be withdrawn by written or telegraphic request, subsequently confirmed in writing, provided that such request is received prior to the time of opening of the bids as stated above.

After the hour and date set for the opening of bids has been reached no bidder may withdraw his proposal for a period of thirty (30) days after the date opening date. A violation of this provision on the part of the bidder, or failure to comply with the award made him, shall forfeit to the owner his deposited certified check as liquidating damages for his breach of contract.

6. Bid Security.

Part one shall be accompanied by a certified check or bank draft made payable to the University of Georgia, Athens, Georgia in the sum of not less than five percent (5%) of the amount of the proposal.

All checks will be returned immediately after the proposals have been opened, read and tabulated, except those of the three lowest bidders for the contract, whose proposals and documents submitted therewith in respects comply with the stipulations stated herein. The checks of the bidders will be returned within forty eight (48) hours after the contract has been properly executed and bonds furnished or, if a contract is not executed, when the matter has been disposed of by the University of Georgia except however, when the bid security has been forfeited as liquidated damages.

7. Time of Completion.

Each bidder shall state on the bid form, in the specified blank, the number of calendar days required by him to fully complete his contract.

8. Award of Contract.

The owner reserves the right to reject any/all bids and to waive such immaterial informalities as may be permitted by law.

The contract will be awarded to the lowest bidder complying with the conditions of these specifications and giving adequate evidence of ability to complete this project, in required time. The award will be made within thirty (30) days after the due date for bids.

Within seven (7) days after the receipt of the notice of award, the successful bidders shall execute the contract with the owner and furnish all required bonds. Work shall be started within three (3) days from the date of a Proceed Order from the landscape architect to the contractor.

11
slgr

BID FORM

TO:

University of Georgia Board of Education
Athens, Georgia

Gentlemen:

The following proposal is hereby submitted for the construction, development and planting of the court area of the University of Georgia, Athens, Georgia.

1. The undersigned has carefully examined the site of the project, the instructions to the bidders, general conditions, additional general conditions, specifications and drawings, and all subsequent addenda as listed herein, and will provide all materials, labor and equipment necessary to perform and complete the under:

Grading - Site Preparation, Rough
Grading and Final Grading

For the stipulated sum of _____ dollars
and _____ cents (\$_____).

Soil Preparation, Construction, Planting

For the stipulated sum of _____ dollars
and _____ cents (\$_____).

2. If notified of the acceptance of either proposal within thirty (30) days of time set for submitting bids, the undersigned agrees to execute a contract for the above work, for the above stated compensation in the form of "A. I. A. Short Form for small Construction Contracts."

3. The undersigned agrees that the awarded contract, he will commence work within one week after receipt of written Notice to Proceed and that he will fully complete the work not later than _____ consecutive calendar days after the date of receipt of notice to proceed.

6. Bid Security

Part one shall be accompanied by a certified check or bank draft made payable to the University of Georgia, Athens, Georgia in the sum of not less than five percent (5%) of the amount of the proposal.

All checks will be returned immediately after the proposals have been opened, read and tabulated, except those of the three lowest bidders for the contract. Those proposals and documents submitted therewith in respect comply with the stipulations stated herein. The checks of the bidders will be returned within forty eight (48) hours after the contract has been properly executed and bonds furnished or, if a contract is not executed, when the matter has been disposed of by the University of Georgia except however, when the bid security has been forfeited as stipulated damages.

7. Time of Completion

Each bidder shall state on the bid form, in the specified blank, the number of calendar days required by him to fully complete his contract.

8. Award of Contract

The owner reserves the right to reject any/all bids and to waive such immaterial information as may be permitted by law.

The contract will be awarded to the lowest bidder complying with the conditions of these specifications and giving adequate evidence of ability to complete this project, in required time. The award will be made within thirty (30) days after the date for bids.

Within seven (7) days after the receipt of the notice of award, the successful bidder shall execute the contract with the owner and furnish all required bonds. Work shall be started within three (3) days from the date of a Proceed Order from the landscape architect to the contractor.

BID FORM

TO:
University of Georgia Board of Education
Athens, Georgia

Gentlemen:

The following proposal is hereby submitted for the construction, development and planting of the court area of the University of Georgia, Athens, Georgia.

1. The undersigned has carefully examined the site of the project, the instructions to the bidders, general conditions, additional general conditions, specifications and drawings, and all addenda as listed herein, and will provide all materials, labor and equipment necessary to perform and complete the work:

Grading - Site Preparation, Rough
Grading and Final Grading

For the stipulated sum of _____ dollars
and _____ cents (\$ _____)

Soil Preparation, Construction, Planting
For the stipulated sum of _____ dollars
and _____ cents (\$ _____)

2. If notified of the acceptance of either proposal within thirty (30) days of time set for submitting bids, the undersigned agrees to execute a contract for the above work, for the above stated compensation in the form of "A. I. A. Short Form for Small Construction Contracts."

3. The undersigned agrees that the awarded contract will commence work within one week after receipt of written notice to proceed and that he will fully complete the work not later than _____ consecutive calendar days after the date of receipt of notice to proceed.

4. The undersigned further agrees that the certified check in amount equal to five percent (5%) of stipulated sum, payable to University of Georgia Board of Education, Athens, Georgia, accompanying the proposal, is left in escrow with the landscape architect; that its amount is the measure of liquidated damages which the owner will sustain by failure of the undersigned to execute and deliver the above named agreement and that if the undersigned defaults in executing the agreement within seven (7) days of written notification of the award of the contract to him then the check shall be forfeited to the owner.

5. Should the undersigned be required to perform work over and above that required by contract documents, or should he be ordered to omit work required by contract documents, he will be paid an extra, or shall credit owner, as case may be, on basis of unit prices quoted herein, prices quoted being sum total compensation payable or creditable for such items of work.

Unit Prices	Add	Deduct
Topsoil per cubic yd.	\$ _____	\$ _____
Soil Preparation and planting per sq. yd.	\$ _____	\$ _____

6. The undersigned acknowledges receipt of the following addenda to the contract documents:

Addendum No.	Date
Addendum No.	Date
Addendum No.	Date

Firm name (print) _____

Firm address (print) _____

A. If bidder is a corporation, write the state of incorporation under signature, and affix corporate seal; if a partnership give full name of all partners.

ADDITIONAL GENERAL CONDITIONS

1. General.

The general conditions of the preceding "A. I. A. Short Form for Small Construction Contract." Articles 1 to 20 inclusive, are hereby, except as may be inconsistent herewith, made a part of the contract document. All supplemental provisions here below shall be considered as added thereto.

2. Amendments to the General Conditions.

Art. I. Contract Documents-Add:

"Any discrepancies or errors in the plans and details must be recorded to the landscape architect at once. No changes in the plans or details are to be made without the consent of the landscape architect, any changes involving extras or credits to the contract price must be authorized by the landscape architect before work is executed."

"Figures or memoranda on the drawings or in specifications shall take precedent over scaled measurements. Large scaled details shall take precedent over small scaled drawings. Any conflict shall be submitted to the landscape architect for consideration before proceeding with the work."

"The landscape architect shall furnish, with reasonable promptness, additional instructions by means of drawings or otherwise, as may be required by contractor for the proper execution of the work. The contractor shall ask for such clarification whenever he is in doubt as to any aspect of the work and before proceeding with such work. All such drawings and instructions shall be consistent with the contract documents, true development thereof, and reasonably inferable therefore."

Art. III. Materials and Employees-Add:

"The contractor or some competent person authorized to represent him and act for him shall give the work his personal supervision and he shall keep a competent forman on the site at all times during progress of the work."

ADDITIONAL GENERAL CONDITIONS

I. General

The general conditions of the preceding "A. I. A. Short Form for Small Construction Contract," Articles 1 to 20 inclusive, are hereby, except as may be inconsistent herewith, made a part of the contract document. All supplemental provisions here below shall be considered as added thereto.

2. Amendments to the General Conditions

Art. I. Contract Documents-Add:

"Any discrepancies or errors in the plans and details must be recorded to the landscape architect at once. No changes in the plans or details are to be made without the consent of the landscape architect. Any changes involving extra or credits to the contract price must be authorized by the landscape architect before work is executed."

"Figures or memoranda on the drawings or in specifications shall take precedent over scaled measurements. Large scaled details shall take precedent over small scaled drawings. Any conflict shall be submitted to the landscape architect for consideration before proceeding with the work."

"The landscape architect shall furnish, with reasonable promptness, additional instructions by means of drawings or otherwise, as may be required by contractor for the proper execution of the work. The contractor shall ask for such clarification whenever he is in doubt as to any aspect of the work and before proceeding with such work. All such drawings and instructions shall be consistent with the contract documents, true development thereof, and reasonably inferable therefore."

Art. III. Materials and Employees-Add:

"The contractor or some competent person authorized to represent him and act for him shall give the work his personal supervision and he shall keep a competent foreman on the site at all times during progress of the work."

"No rejected or condemned materials or work or incompetent work are to be continued on the job."

"All manufactured articles, materials and equipment shall be applied, installed, connected, erected and cleaned in accordance with the manufacturers directions."

Art.V. Surveys, Permits and Regulations-Add:

"Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as tho included herein, and if thru mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, the contract shall forthwith be physically amended to make such insertion."

Art. XIV. Contractors Liability Insurance-Add:

"The contractor shall not commence work under the contract until he has obtained all insurance required under this paragraph and such insurance has been approved by the owner now shall the contractor allow any sub contractor to commence work in his sub contract until all similar insurance required of the sub contractor has been so obtained and approved."

"The contractor shall take out and maintain during the life of this contract Workmen's Compensation Insurance for all of his employees employed at the site of the project, in case any work is sub-let the contractor shall require the sub contractor similarly to provide Workmen's Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the contractor. In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under the workmen's compensation statute, the contractor shall provide, and shall cause each sub contractor to provide adequate insurance for the protection of his employees not otherwise protected."

"The contractor shall take out and maintain during

"No rejected or condemned materials or work or
incompetent work are to be continued on the job."
"All manufactured articles, materials and
equipment shall be applied, installed, connected,
erected and cleaned in accordance with the
manufacturers' directions."

Art. V. Permits and Regulations-Add:

"Each and every provision of law and clause required
by law to be inserted in this contract shall be
deemed to be inserted herein and the contract shall
be read and enforced as the included herein, and if
any mistake or otherwise any such provision is not
inserted or is not correctly inserted, then upon
the application of either party, the contract
shall forthwith be physically amended to make such
insertion."

Art. XIV. Contractors Liability Insurance-Add:

"The contractor shall not commence work under the
contract until he has obtained all insurance
required under this paragraph and such insurance
has been approved by the owner. The contractor
shall allow any and all contractors to commence
work in his and contract until all similar
insurance required of the and contractor has been
so obtained and approved."

"The contractor shall take out and maintain during
the life of this contract Workmen's Compensation
insurance for all of his employees employed at the
site of the project, in case any work is sub-let
the contractor shall require the sub-contractor
similarly to provide Workmen's Compensation
insurance for all the latter's employees unless
each employee is covered by the protection
afforded by the contractor. In case any class of
employees engaged in hazardous work under this
contract at the site of the project is not
protected under the workmen's compensation statute,
the contractor shall provide, and shall cause each
sub-contractor to provide adequate insurance for
the protection of his employees not otherwise
protected."

"The contractor shall take out and maintain during

the life of this contract Public Liability and
Property Damage Insurance in the amount of
\$50,000.00 with \$30,000.00 maximum to any one
person and \$50,000.00 maximum for injuries to all
persons resulting from the same accident."

Art. XVIII. The Architect's Status-Delete:

"Architect" Twice. Sub: "Landscape Architect"
Twice.

Art. XX. Cleaning Up-Add:

"Premises" Twice Sub: "Sites" and "Premises"
Twice. Add: "Site Rake Clean".

3. Supplementary General Conditions.

Art. XXI. Measurements.

"Contractor shall be responsible for checking all
lines, grades, and measurements on the site. Any
discrepancies with the drawings shall be reported
the the landscape architect before work proceeds."

Art. XXII. Labor Provisions.

"All work to be performed under this contract shall
be executed in strict compliance with the laws and
requirements of the Department of Labor and Industry
of the State of Georgia."

"Not less than the prevailing rate of hourly wages
in the locality where the work performed shall be
paid to mechanics, workmen and laborers employed
by contractor or sub contractor."

Art. XXIV. Temporary Sign.

"No sign or advertisements will be allowed to be
displayed without the approval of the owner or
landscape architect."

Art. XXV. Working Drawings and Specifications.

"The landscape Architect will furnish without charge
to the general contractor, sets of working drawings
and sets of specifications. Any additional copies of
these documents will be furnished at cost of
reproduction."

CONSTRUCTION WORK

I. General

- (a) Each bidder will 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.
- (b) 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 then instruct all bidders in the matter by an Addendum.
- (c) 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.

II. Work Included

- (a) The work covered by this specification consists of furnishing labor and materials, establishing finished grade and for construction of paved areas, benches, walls, and drainage system as specified herein, including but not limited to the following:
 - (1) General excavation of the site.
 - (2) Grading and establishing base for paved areas.
 - (3) Furnishing materials used in base.
 - (4) Furnishing lumber, thread rods, concrete bench supports, steel bench supports, and all other necessary materials for the construction of benches. (If Contractor constructs case concrete supports, the necessary ingredients shall be furnished by Contractor).

CONSTRUCTION WORK

I. General

(a) Each bidder will 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.

(b) 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 refer to the Specifications in the matter by an Amendment.

(c) 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.

II. Work Included

(a) The work covered by this specification consists of furnishing labor and materials, establishing finished grade and for construction of paved areas, benches, walls, and drainage system as specified herein, including but not limited to the following:

- (1) General excavation of the site.
- (2) Grading and establishing base for paved areas.
- (3) Furnishing materials used in base.
- (4) Furnishing lumber, steel rods, concrete bench supports, steel bench supports, and all other necessary materials for the construction of benches. (If Contractor constructs base concrete supports, the necessary ingredients shall be furnished by Contractor).

- (5) Furnishing asphalt for surface coarse.
- (6) Furnishing forms, reinforcement rods, tie rods, and all other materials necessary for the construction of the walls. (If Contractor constructs forms, the necessary materials shall be furnished by Contractor).
- (7) Furnishing the necessary materials for the construction of man holes and drop inlets.

III. Concrete

- (a) All cement shall be Portland cement and shall be dry and shall be in its original container.
- (b) Fine aggregate shall consist of clean washed sand, ninety-five (95) percent which shall pass through a number four (4) sieve. Not less than fifty (50) percent shall be retained on a number thirty (30) sieve, and not more than five (5) percent shall pass a one hundred (100) mesh sieve.
- (c) Coarse aggregate shall consist of well graded, uniformly mixed broken stone, crushed gravel, screened gravel, or broken slag. Coarse aggregate coated with or containing mud, clay, dirt, stone dust, or other objectionable materials shall be washed to the satisfaction of the Landscape Architect. Coarse aggregate shall consist of a mixture of number one (1) and number two (2) size particles, provided that not more than fifty (50) percent or less than thirty (30) percent shall be of number one (1) size and more than seventy (70) percent or less than fifty (50) percent shall be of number two (2) size.
- (d) All water used shall be clean filtered drinking water containing no alkalines, acids, vegetable matter or other chemicals objectionable to concrete.

- (2) Furnishing support for surface courses,
(3) Reinforcing forms, reinforcement rods,
the rods, and all other materials necessary
for the construction of the walls. (11)
Contractor shall be furnished by Contractor.
(7) Furnishing the necessary materials for the
construction of man holes and drop inlets.

III. Concrete

- (a) All cement shall be Portland cement and
shall be dry and shall be in its original
container.
(b) Fine aggregate shall consist of clean
washed sand, ninety-five (95) percent
which shall pass through a number four
(4) sieve. Not less than fifty (50)
percent shall be retained on a number
thirty (30) sieve, and not more than
five (5) percent shall pass a one
hundred (100) mesh sieve.
(c) Coarse aggregate shall consist of well
graded, uniformly mixed broken stone,
crushed gravel, screened gravel, or
broken slag. Coarse aggregate coated
with or containing mud, clay, dirt, stone
dust, or other objectionable materials
shall be washed to the satisfaction of
the Landscape Architect. Coarse aggregate
shall consist of a mixture of number one
(1) and number two (2) size particles,
provided that not more than fifty (50)
percent or less than thirty (30) percent
shall be of number one (1) size and more
than seventy (70) percent or less than
fifty (50) percent shall be of number two
(2) size.
(d) All water used shall be clean filtered
drinking water containing no alkalies,
acids, vegetable matter or other chemicals
objectionable to concrete.

- (e) All concrete shall have an ultimate
compressive strength of three thousand
(3000) pounds per square inch at the end
of twenty-eight (28) days.

IV. Reinforced Steel

All rods for concrete reinforcement shall be
preformed rods, rolled of new brillet steel,
conforming to the specifications of the American
Society for Testing Materials.

V. Masonary Work

- (a) All bricks used shall be new, sound
and hard, burned throughout, and of
uniform size and quality.
(b) Masonary units shall be laid in the best
manner, corners true and laid on a full
bed of mortar with sand swept between
joints as indicated on detail sheet.
A thin layer of sand shall remain on
top of bricks until weather or
pedestrian traffic carries it away.
(c) All masonry shall be in the herring bone
pattern with a soldier course as
indicated on detail sheet.
(d) All exposed aggregate areas are to be
brushed while the concrete is still
quite "green", within twenty-four (24)
hours of pouring.
(1) Scrub until aggregate is uniformly
exposed. If the surface is too
hard for water to affect it, use a
scrubbing solution of one (1) part
muriatic acid in four (4) parts
water. Rinse with clean water after
scrubbing.
(2) All aggregate to be of gray granite
screenings.

VI. Earthwork

The Contractor shall have the responsibility of
installing asphalt walks according to the Asphalt
Institute Specifications 1 (SS-1) Asphalt Institute,
College Park, Maryland, March 1962.

(e) All concrete shall have an ultimate compressive strength of three thousand (3000) pounds per square inch at the end of twenty-eight (28) days.

IV. Reinforced Steel

All rods for concrete reinforcement shall be premium rods, rolled of new billet steel, conforming to the specifications of the American Society for Testing Materials.

V. Masonry Work

- (a) All bricks used shall be new, sound and hard, burned throughout, and of uniform size and quality.
- (b) Masonry units shall be laid in the best manner, corners true and laid on a full bed of mortar with sand swept between joints as indicated on detail sheet. A thin layer of sand shall remain on top of bricks until weather or pedestrian traffic carries it away.
- (c) All masonry shall be in the herring bone pattern with a soldier course as indicated on detail sheet.
- (d) All exposed aggregate areas are to be brushed while the concrete is still "green", within twenty-four (24) hours of pouring.
- (1) Sand until aggregate is uniformly exposed. If the surface is too hard for water to affect it, use a scrubbing solution of one (1) part muriatic acid in four (4) parts water. Rinse with clean water after scrubbing.
- (2) All aggregate to be of gray granite screenings.

VI. Paving Work

The Contractor shall have the responsibility of installing asphalt walks according to the Asphalt Institute Specifications I (33-1) Asphalt Institute, College Park, Maryland, March 1962.

VII. Walls

- (a) All walls above two (2) feet in height which serve the purpose of retaining soil shall be constructed of one (1) part Portland Cement, two (2) parts sand, and three (3) parts gravel or crushed stone.
- (b) See detail....

VIII. Benches

Benches located in sitting areas as shown on drawings shall be constructed as follows:

- (a) Bench shall be constructed of five (5) two by fours (2 x 4's) by eight (8) feet, and two (2) two by six's (2 x 6's) by eight (8) feet Redwood lumber separated by six (6) one half by three ($\frac{1}{2}$ x 3) inch Redwood dividers as shown on drawings.
- (b) Bench shall be tied together with three eights ($\frac{3}{8}$'s) inch thread rods.
- (c) Bench shall be treated with Ressex Redwood Stain.
- (d) Three (3) bench supports shall be located one foot-five (5) inches from end of bench on one (1) foot seven (7) inches centers.
- (e) Bench supports shall be three (3) feet long, one and one half ($1\frac{1}{2}$) inches below finish grade, three (3) inches thick, one (1) foot five (5) inches wide on top, with a two by two (2 x 2) inch recess on each edge tapering to one (1) foot at finish grade.
- (f) Form work plans shall be submitted by contractor and approved by Landscape Architect before being used on the work. No special remuneration shall be made for form work, the cost of such work being included in the price tendered for concrete.

VII. Walls

- (a) All walls above two (2) feet in height which serve the purpose of retaining soil shall be constructed of one (1) part Portland Cement, two (2) parts sand, and three (3) parts gravel or crushed stone.

(b) See detail....

VIII. Benches

Benches located in sitting areas as shown on drawings shall be constructed as follows:

- (a) Bench shall be constructed of five (5) two by four (2 x 4's) by eight (8) feet, and two (2) two by six (2 x 6's) by eight (8) feet Redwood lumber separated by six (6) one half by three (1 1/2 x 3) inch Redwood dividers as shown on drawings.

- (b) Bench shall be tied together with three eights (3/8") inch thread rods.

- (c) Bench shall be treated with Resax Redwood Stain.

- (d) Three (3) bench supports shall be located one foot-five (5) inches from end of bench on one (1) foot seven (7) inches centers.

- (e) Bench supports shall be three (3) feet long, one and one half (1 1/2) inches below finish grade, three (3) inches thick, one (1) foot five (5) inches wide on top, with a two by two (2 x 2) inch recess on each edge tapering to one (1) foot at finish grade.

- (f) Form work plans shall be submitted by contractor and approved by Landscape Architect before being used on the work. No special remuneration shall be made for form work, the cost of such work being included in the price tendered for concrete.

- (g) The concrete shall be mixed in the proportions of one (1) part Portland cement, two (2) parts sand and three (3) parts gravel or crushed stone.

- (h) Number three (3) reinforcement rods shall be placed in bench supports as shown on drawings.

- (i) After all forms have been removed, all exposed surfaces shall be rubbed with carborundum bricks and clean water only to a uniform color and finish satisfactory to the Landscape Architect.

- (j) After the cast standards have been removed from the forms, they shall be cured for a period of at least seven (7) days before being removed from the original pallet. Curing shall be done in a closed room which can be maintained at an even temperature. Cast standards shall be moistened every four (4) hours during the curing period.

- (k) Contractor shall not commence quantity production on the cast bench standards until a finished sample has been approved by the Landscape Architect.

IX. Electrical

- (a) All work is to be done by a licensed electrician complying with the area codes.

- (b) Materials:

- (1) Eleven (11) lamppost lights, CA 7#C1B. Shalda Lighting Equipment.
- (2) Fourteen (14) light heads #5326. Shalda Lighting Equipment.
- (3) Fourteen (14) underground O.B. mountings with twenty-four (24) inch stems #53000124. Shalda Lighting Equipment.
- (4) Six (6) LK-1 Lighting Kit (amber lights). Shalda Lighting Equipment.
- (5) Six (6) AH 151 Aerating Jet Kit. Shalda Lighting Equipment.

- (c) The concrete shall be mixed in the proportions of one (1) part Portland cement, two (2) parts sand and three (3) parts gravel or crushed stone.
- (d) Number three (3) reinforcement rods shall be placed in bench supports as shown on drawings.
- (e) After all forms have been removed, all exposed surfaces shall be rubbed with carbonaceous bricks and clean water only to a uniform color and finish satisfactory to the Landscape Architect.
- (f) After the cast standards have been removed from the forms, they shall be cured for a period of at least seven (7) days before being removed from the original place. Curing shall be done in a closed room which can be maintained at an even temperature. Cast standards shall be moistened every four (4) hours during the curing period.
- (g) Contractor shall not commence quantity production on the cast bench standards until a finished sample has been approved by the Landscape Architect.

IX. Electrical

- (a) All work is to be done by a licensed electrician complying with the area codes.
- (b) Materials:
- (1) Eleven (11) lamp post lights, 24" poles, shade lighting equipment.
 - (2) Fourteen (14) light heads #5326, shade lighting equipment.
 - (3) Fourteen (14) underground O.D. mountings with twenty-four (24) inch arms #53000124, shade lighting equipment.
 - (4) Six (6) LR-1 lighting kit (amber lights), shade lighting equipment.
 - (5) Six (6) AH 151 Aerating Jet Kit, shade lighting equipment.

- (c) Use all thermoplastic weatherproof wire.

X. Pool

- (a) All work done in compliance with instructions in AH 151 Aerating Jet Kit and LK-1 Lighting Kit.
- (b) See detail.... in the contract.

XI. Manholes and Drop Inlets

- (a) The contractor shall build manholes and drop inlets of the size called for on the plans, where indicated on the plans or ordered by the Landscape Architect, in accordance with the plans and specifications, and the directions of the Landscape Architect.
- (b) The contractor shall construct manholes and drop inlets as follows:
- (1) The concrete shall be mixed in the proportions of one (1) part Portland cement, two (2) parts fine aggregate, and four (4) parts coarse aggregate, with the maximum size of stone limited to one (1) inch.
 - (2) Mortar shall be composed of one (1) part Portland cement and two (2) parts fine aggregate, with not more than five (5) percent of the cement content of hydrated lime or lime putty.
 - (3) Frames and covers shall be of the type shown on plans or as directed by the Landscape Architect.
 - (4) Frames shall be adjusted to the final grades by the use of cement mortar or by brick masonry set in cement mortar.
 - (5) The contractor shall furnish materials for and do all incidental work to

(c) Use all thermoplastic weatherproof wire.

X. FLOOR

(a) All work done in compliance with instructions in the LSI Aesthetics Kit and LK-1 Lighting Kit.

(b) See details....

XI. MANHOLES AND DROP INLETS

(a) The contractor shall build manholes and drop inlets of the size called for on the plans, where indicated on the plans or ordered by the Landscape Architect, in accordance with the plans and specifications, and the directions of the Landscape Architect.

(b) The contractor shall construct manholes and drop inlets as follows:

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(2) Mortar shall be composed of one (1) part Portland cement and two (2) parts fine aggregate, with not more than five (5) percent of the cement content of hydrated lime or lime putty.

(3) Frames and covers shall be of the type shown on plans or as directed by the Landscape Architect.

(4) Frames shall be adjusted to the final grades by the use of cement mortar or of brick masonry set in cement mortar.

(5) The contractor shall furnish materials for and do all incidental work to

complete the structure, including the work of setting and adjusting frames and plastering.

No additional payment will be allowed for the afore said, but the cost thereof will be deemed to have been included in all the prices bid for all the items, for which prices are named in the contract.

III. PLANTING

Planting shall be done in accordance with the plan. The Landscape Architect will select the plants and specify the quantities. The contractor shall select the plants and specify the quantities. The contractor shall select the plants and specify the quantities.

IV. PLANTING

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prices are named in the contract.

GENERAL PLANT WORK

I. SCOPE OF WORK

Work shall include all materials, supplies, labor and equipment incidental to and for the installation of planting as set forth herein, or as ordered by the Landscape Architect, for the property of University of Georgia at Athens, Georgia.

II. MATERIALS

Plant materials shall be specimen plants, true to species and variety, of symmetrical growth, and well developed branch and root systems, free of insect pests and diseases, nursery grown and meeting the standards of the American Association of Nurserymen.

III. WORKMANSHIP

Staking out of plant materials shall be done prior to planting and in accordance with the plan. Stakes shall indicate the name of the plant for each location. The Landscape Architect will inspect the stakes and verify proposed plant locations prior to actual planting. Nursery stock shall, at all times, be protected from drying out and shall be planted within a reasonable time. Planting operations shall proceed under a well organized program and according to accepted nursery practice.

IV. SUBSTITUTION

No substitution shall be made without the written permission of the Landscape Architect.

V. REJECTION

All materials which do not meet specifications will be rejected by the Landscape Architect and shall be removed and replaced by the Contractor at his own expense with proper materials.

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IV. SUBSTITUTION

No substitution shall be made without the written permission of the Landscape Architect.

V. REPLACEMENT

All materials which do not meet specifications will be rejected by the Landscape Architect and shall be removed and replaced by the Contractor at his own expense with proper materials.

VI. PLANTING INSTRUCTIONS

- (a) ALL PLANTING shall conform with the lines, grades and dimensions shown on the plan or as ordered by the Landscape Architect. The Contractor shall verify all dimensions and elevations and notify the Landscape Architect of any deviation or situation or unsafe condition which would adversely effect the satisfactory performance of the work or the intended result. All plants shall conform in size to the Plant List unless otherwise approved by the Landscape Architect.
- (b) HOLES for small trees and evergreens shall be dug 18 inches larger than the diameter of the root ball. Holes for plants to be planted "bare root" or "loose ball" shall be dug to a minimum of 12 inches larger than the root spread. Holes shall be dug with vertical sides and horizontal bottoms. All plants shall be planted plumb and true. Plants shall be planted 2 inches lower in their new location than they stood prior to transplanting.
- (c) BARE ROOT plants shall have their roots adjusted to their normal position without crowding together. Only pulverized soil will be placed in contact with the roots. Soil will be sifted in between the roots and no air pockets will be left.
- (d) BALLED AND BURLAPED - Plants shall have the burlap taken away from the upper part of the plant and adjusted so as not to form air pockets. Care shall be used to preserve the solidity of the ball. Burlap shall not be pulled from underneath the ball.
- (e) ARRANGEMENT of plants shall be for the best effect. When shrubs vary in height the larger will be placed in the center of a group or at its wider part.

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- (c) BARE ROOT plants shall have their roots adjusted to their normal position without crowding together. Only pulverized soil will be placed in contact with the roots. Soil will be sifted in between the roots and no air pockets will be left.
- (d) BURLAP AND BURLAPED - Plants shall have the burlap taken away from the upper part of the plant and adjusted so as not to form air pockets. Care shall be used to preserve the solidity of the ball. Burlap shall not be pulled from underneath the ball.
- (e) ARRANGEMENT of plants shall be for the best effect. When shrubs vary in height the larger will be placed in the center of a group or at its wider part.

- (f) BACKFILL shall be composed of topsoil obtained from the excavation with materials unfit for this purpose removed. Clods will be broken up.
- (g) ACID SOIL plants, such as Azaleas, shall be backfilled with a mixture of topsoil, free from any alkaline material, with peat moss or leaf mold a minimum of 25 percent by volume well mixed in.
- (h) OTHER THAN ACID SOIL PLANTS shall have their holes prepared as follows: The bottom of the hole shall be covered with peat moss one inch deep and this incorporated from 4 to 6 inches into the soil. This layer shall be covered with a layer of topsoil one inch deep. This may be performed either before or after the depth of the pit is tested for the individual plant to go in, but must be repeated if the loose soil and peat moss is removed to deepen the hole.
- (i) EACH PLANT shall be thoroughly watered into place when the hole is approximately two-thirds filled with soil. Earth saucers shall be shaped around each plant after completion of well compacted backfill, forming an earth circle at least 4 inches in height, around the circumference of the hole and a few inches lower at the base of the plant.
- (j) ROOT PRUNING of bare root plants shall be accomplished to remove poorly formed or broken roots.
- (k) TOP PRUNING shall be performed as directed, to the satisfaction of the Landscape Architect. The general principles of pruning shall be as follows: remove all undesirable branches; those that are weak or damaged; those that tend to cross the plant; those that detract from the appearance of the plant; and tree branches that hang too low. Cut back until enough of all the branches are removed to balance roots cut in digging on all kinds of plants that usually receive a severe setback by being transplanted, such as Pyracantha.

- (1) BACKFILL shall be composed of topsoil obtained from the excavation with materials unfit for this purpose removed. Clods will be broken up.
- (2) ACID SOIL PLANTS, such as Azaleas, shall be backfilled with a mixture of topsoil, free from any alkaline material, with peat moss or leaf mold a minimum of 25 percent by volume well mixed in.
- (3) OTHER THAN ACID SOIL PLANTS shall have their holes prepared as follows: The bottom of the hole shall be covered with peat moss one inch deep and this incorporated from 4 to 6 inches into the soil. This layer shall be covered with a layer of topsoil one inch deep. This may be performed either before or after the depth of the pit is tested for the individual plant to go in, but must be repeated if the loose soil and peat moss is removed to deepen the hole.
- (4) EACH PLANT shall be thoroughly watered into place when the hole is approximately two-thirds filled with soil. Earth saucers shall be shaped around each plant after completion of well compacted backfill, forming an earth circle at least 4 inches in height, around the circumference of the hole and a few inches lower at the base of the plant.
- (5) ROOT PRUNING of bare root plants shall be accomplished to remove poorly formed or broken roots.
- (6) TOP PRUNING shall be performed as directed to the satisfaction of the Landscape Architect. The general principles of pruning shall be as follows: remove all undesirable branches; those that are weak or damaged; those that tend to cross the plant; those that detract from the appearance of the plant; and tree branches that hang too low. Cut back until enough of all the branches are removed to balance roots cut in digging on all kinds of plants that usually receive a severe setback by being transplanted, such as Pyracantha.

Cut surfaces over an inch in diameter shall be painted with tar or acceptable preservative.

- (1) STAKING of trees shall be accomplished to insure their establishment and protection in such manner so as to not injure them.
- (m) A MULCH or well rotted manure or substitute acceptable to the Landscape Architect shall be spread evenly one inch deep on the area of the saucer about each plant, except on the "acid-loving plants" which will be mulched with peat moss 6 inches deep.
- (n) WATERING of plants shall be accomplished at frequent intervals. Water to be used should be clean, fresh water, free from any harmful or objectionable qualities or organisms.
- (o) MANURE will be well-rotted, unleached, stable or cattle manure, reasonably free from shavings, sawdust, or refuse, and shall not contain any harmful materials.
- (p) PEAT MOSS shall be brown; acid reaction; low in content of woody materials and free of mineral matter harmful to plant life; water absorbing capacity, 1100 to 2000 percent; moisture content 30 percent; natural, shredded or granulated.

VII. CHANGES IN THE WORK

The Landscape Architect without invalidating the contract, may in writing, order extra work or make changes by altering, adding to or deducting from the work, the Contract Sum being adjusted accordingly. All work shall be executed under the conditions of the original contract.

VIII. CLEAN UP

Removal of all debris from the planting operation, such as, sacks, pots, tags, stakes, root and branch prunings, shall be performed each evening of every work day. All brick bats, rock, wood, debris, metal objects, and similar materials shall be collected as they are uncovered during planting and cultivation operations and shall be removed from the site leaving the completed work in a neatly policed condition.

IX. CONTRACTOR'S RESPONSIBILITIES

The Contractor will take such action as required to insure protection of any existing material, plants, structures or utilities, in, on or over the site, and will be responsible for damage to any of these in the performance of this contract. Contractor will not burn debris on the site. Contractor will at all times be responsible for the safety and conduct of his employees and representatives. He will conduct his operations and leave the site so as to in no way endanger the health or lives of anyone using the property.

X. MAINTENANCE

The Contractor shall assume that the Owner will give the planting ordinary care, which includes watering, cultivation, and adjustment of guy wires during the guarantee period. Verbal instructions shall be given to Owner's maintenance representative by the Contractor. It shall be the duty of the Contractor to notify the Owner of deficiencies in care of maintenance during the guarantee period.

XI. GUARANTEE

The Contractor shall guarantee all plant material to be in vigorous healthy condition one year after date of installation or replacement and shall guarantee to replace any plant which proves to be not true to name regardless of the length of time it takes to make this determination. Plants that fail to survive shall be replaced during the following planting season and such replacement shall continue until 100% survival is obtained.

III. Labor & Materials

IV. Plant Materials

Quantity	Scientific Name	Size	Unit	Price	Total
19	Cornus florida	6'-8'	ea	7.25	137.75
1	Gleditsia triacanthos	8'-10'	ea	12.00	12.00
1	Magnolia grandiflora	5'-6'	ea	54.00	54.00
6	Prunus serrulata	6'-8'	ea	19.50	117.00
15	Quercus falcata	8'-10'	ea	7.50	112.50
1	Vitis aestivalis	8'-10'	ea	40.00	40.00
5	Salix sericea	8'-10'	ea		

cut surfaces over an inch in diameter shall be painted with tar or acceptable preservative.

(1) STAKING of trees shall be accomplished to insure their establishment and protection in such manner as to not injure them.

(m) A MOUND or well rotted manure or substitute acceptable to the Landscape Architect shall be spread evenly one inch deep on the area of the center about each plant, except on the "cold-loving plants" which will be mulched with peat moss 6 inches deep.

(n) WATERING of plants shall be accomplished at frequent intervals. Water to be used should be clean, fresh water, free from any harmful or objectionable qualities or organisms.

(o) M MOUND will be well-rotted, unleached, stable or cattle manure, reasonably free from shavings, sawdust, or refuse, and shall not contain any harmful materials.

(p) PEAT MOSS shall be brown; acid reaction; low in content of woody materials and free of mineral matter harmful to plant life; water absorbing capacity, 1100 to 2000 percent; moisture content 30 percent; natural, shredded or granulated.

VII. CHANGES IN THE WORK

The Landscape Architect without invalidating the contract, may in writing, order extra work or make changes by altering, adding to or deducting from the work, the Contract Sum being adjusted accordingly. All work shall be executed under the conditions of the original contract.

VIII. CLEAN UP

Removal of all debris from the planting operation, such as, stumps, logs, stumps, root and branch prunings, shall be performed each evening of every work day. All brick bats, rock, wood, debris, metal objects, and similar materials shall be collected as they are uncovered during planting and cultivation operations and shall be removed from the site leaving the completed work in a neatly polished condition.

IX. CONTRACTOR'S RESPONSIBILITIES

The Contractor will take such action as required to insure protection of any existing material, plants, structures or utilities, in, on or over the site, and will be responsible for damage to any of these in the performance of this contract. Contractor will not burn debris on the site. Contractor will at all times be responsible for the safety and conduct of his employees and representatives. He will conduct his operations and leave the site so as in no way endanger the health or lives of anyone using the property.

X. MAINTENANCE

The Contractor shall assume that the Owner will give the planting ordinary care, which includes watering, cultivation, and adjustment of guy wires during the guarantee period. Verbal instructions shall be given to Owner's maintenance representative by the Contractor. It shall be the duty of the Contractor to notify the Owner of deficiencies in care of maintenance during the guarantee period.

XI. GUARANTEE

The Contractor shall guarantee all plant material to be in vigorous healthy condition one year after date of installation or replacement and shall guarantee to replace any plant which proves to be not true to name regardless of the length of time it takes to make this determination. Plants that fail to survive shall be replaced during the following planting season and such replacement shall continue until 100% survival is obtained.

LANDSCAPE PLANTING JOB ANALYSIS FORM

Illex glabra	4'-5'	BB	7.50	185.00
Illex vomitoria	2'-3'	BB	3.75	196.75
Jasminum floridanum	18"-24"	BB	1.00	44.00

Landscape Architects

Nelson, Stowers University of Georgia Athens, Ga.

Project: University of Georgia

"Detail" Planting Plan 6.25/100 \$565.63
12.00/100 925.20

Computed by: A. J. Nelson, G. M. Stowers

Job Description: Landscape development between Library addition and Law School annex on the North Campus of the University of Georgia.

Contingencies	291.61	291.61
Overhead	465.72	465.72
Profit	2610.53	2610.53

	Unit Cost	Total Quantity Required	Cost
I. Material List			
Tree Wrap	\$ 1.50/roll	4	\$ 6.00
CA 7# CLB Light	134.95	11	1,484.45
#5326 Light Heads	41.95	14	587.30
#5300-124 O.B. Mounting	8.25	14	115.40
AH151 Aerating Jet Kit	119.85	6	719.10
LK-1 Lighting Kit	98.55	6	591.30
II. Soil			
Clay fill	\$ 1.00/cu.yd.	630	\$ 630.00
Top Soil	2.00/cu.yd.	70	140.00
Peat Moss	3.00/bl.	7	21.00
Cow manure	25.00/load	1	25.00
			\$5,832.13
III. Labor & Equipment			
IV. Plant Materials			

Quantity Trees	Scientific Name	Size	Root	Unit Price	Total
19	Cornus florida	6'-7'	BB	\$ 7.50	\$147.50
1	Gleditsia triocanthos	8'-10'	BB	7.25	7.25
1	Magnolia grandiflora	5'-6'	BB	12.00	12.00
6	Prunus serrulata	6'-7'	BB	9.00	54.00
15	Quercus falcata	8'-10'	BB	7.50	112.50
1	Vitex agnus castus	8'-10'	BB	7.50	7.50
5	Zelkova serrata	8'-10'	BB	8.00	40.00

Quantity Shrubs	Scientific Name	Size	Root	Unit Price	Total
5	Camellia japonica	3'-4'	BB	\$ 6.25	\$ 31.25
26	Ilex glabra	4'-5'	BB	7.50	185.00
53	Ilex vomitoria	2'-3'	BB	3.75	196.75
44	Jasminum floridum	18"-24"	BR	1.00	44.00

Ground Covers

9,050	Ajuga reptans	spring flax	\$ 6.25/100	\$565.63
7,710	Hedera helix	spring flax	12.00/100	925.20

V. Totals

Items	Sub Totals	Grand Totals
Contingencies	\$ 291.61	\$291.61
Overhead	465.72	465.72
Profit	2610.53	2610.53

Totals

I. Materials	\$ 3,503.55
II. Soil	816.00
III. Labor & Equipment	5,832.13
IV. Plant Material	2,328.58
Sub total	\$15,848.12
Sales tax	475.43

Grand total \$16,323.55

Quantity Shrubs	Scientific Name	Size	Root	Unit Price	Total
10	Coronilla florida	8'-10'	BB	\$ 7.50	\$147.50
1	Gleditsia triacanthos	8'-10'	BB	7.25	7.25
1	Magnolia grandiflora	5'-6'	BB	12.00	12.00
6	Prunus serotina	8'-10'	BB	9.00	54.00
15	Quercus falcata	8'-10'	BB	7.50	112.50
1	Viburnum cuneatum	8'-10'	BB	7.50	7.50
2	Salix sericea	8'-10'	BB	8.00	40.00

Unit Price	Foot	Size	Scientific Name	Quantity
\$ 31.25	BB	3'-4"	Camellia japonica	2
188.00	BB	4'-5"	Ilex glabra	20
198.75	BB	5'-6"	Ilex vomitoria	25
44.00	BB	18"-24"	Aspidistra filix	44
Totals				
\$ 6.25/100	spring flax			0.00
\$ 12.00/100	spring flax			0.17
Grand Totals				
\$ 221.61				
465.75				
2610.55				
Totals				
\$ 2,503.55				
818.00				
2,621.55				
2,621.55				
215,848.12				
475.45				
Grand total \$16,323.55				

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