

# Baptist Medical Center South

*Campus Landscape Redesign*



first impression  
priority  
pedestrian  
arrival  
experience  
safety  
hierarchy  
improvements  
plan for the future  
campus  
connection  
accent  
community  
wayfinding  
courtyard  
brand  
healthy  
update  
preservation

## Executive Summary

May 12, 2017

 Marquis Latimer + Halback  
LANDSCAPE ARCHITECTURE · PLANNING



Baptist Medical Center South  
**Campus Landscape Redesign**  
Executive Summary

May 12, 2017

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# Introduction

In 2005, Baptist Health expanded its reach by adding Baptist Medical Center South to **serve the rapidly growing neighborhoods** in southern Duval and northern St. Johns counties. Located at Interstate 95 and Old St. Augustine Road, the hospital prides itself on their advanced technological methods balanced with a **comforting, inviting environment**.

Over the last decade, development and campus expansion has revealed a need to develop a landscape master plan to **provide wayfinding, branding, and aesthetic opportunities for patients, visitors, and staff**. Through examining the existing site, the Marquis Latimer + Halback team developed a phased approach to three main priority zones. Focusing on the high visibility entrances and main roads, the master plan creates an **overall vision for the landscape** as the Baptist South campus grows.

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Given the large scale of the campus, prioritizing landscape zones is key. Each of the three zones were developed by creating a **hierarchy based on visibility and maintenance**. Based on these characteristics, the landscape character and function of each zone was determined.

### Zone A

This zone is **oriented toward the patient and visitor experience** and represents the Baptist “brand”. Examples include the **entry points, entry parkway, and courtyards**. This landscape should seamlessly incorporate **elements of technology and art with iconic “northeast Florida” plant material**.

*Zone A is explored in detail; see page 14.*

### Zone B

This zone is still accessed by patients and visitors, but are **more utilitarian in nature**. **Lower maintenance plant material and finishes** should be selected to maintain a clean, open, and safe appearance.

### Zone C

This zone is defined by the **“back of house” and service areas**. **Clean, simple plantings** and mulch areas should keep this area tidy, while keeping maintenance at a minimum. There is **one more highly visible section**, which is the southeast corner of the hospital and the associated signage along I-95. Both of these should be given more attention as a public entry point seen from the Interstate.

As the Baptist Campus continues to expand, it is imperative that a cohesive landscape master plan is in place **to guide how the landscape relates to future development**.

## Zone A

Visibility ● ● ● ● ●

Maintenance ● ● ● ● ●

*Highly visible entry landscape  
Oriented toward visitor experience  
Reflects Baptist “Brand”*

**Landscape**  
*Annual Plantings  
Multiple Layers*

## Zone B

Visibility ● ● ● ○ ○

Maintenance ● ● ○ ○ ○

*Secondary visitor + staff zones  
Clean, tidy appearance  
Functional  
Safety-oriented*

**Landscape**  
*Evergreen  
Screening landscape (balance with safety)*

## Zone C

Visibility ● ● ○ ○ ○

*Note: Signage on I-95 is important.*

Maintenance ● ○ ○ ○ ○

*Utility + access areas  
Functional  
Safety-oriented*

**Landscape**  
*Sod + groundcovers  
Clean, simple plant palette*



# Landscape Priority Zones





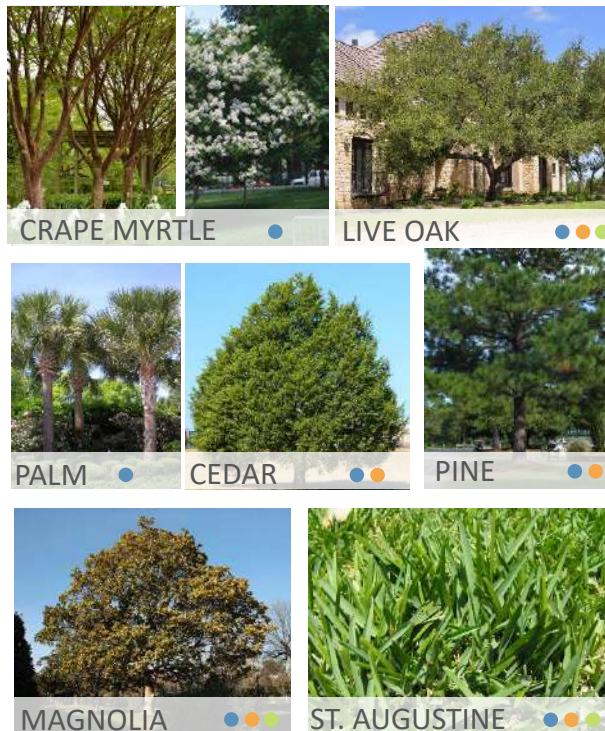
Based on the initial framework developed in the priority zone map, the landscape master plan provides a more detailed plan for the campus landscape.

Within Zone A, the north entry road is enhanced with additional Oaks to **add to the existing canopy**, annual plantings, as well as a ribbon of turf and shrubs down the central median. Along the east-west connector, a double row of Crape Myrtles marches down the central median while **Palms accent the pedestrian crosswalks**.

Zone B encompasses much of the **parking and safety oriented areas** with shade trees and low shrubs.

Along the perimeter of the site, Zone C provides the **buffer and screening from I-95** as well as the energy plant with large evergreen shrubs and trees and low maintenance sod areas.

# Plant Palette



## LEGEND

### Branding Opportunities

- Signage
- Seat Wall
- Cross Sculpture
- Light Bollards



Oak  
30' radius



Pine  
20' radius



Crape Myrtle  
12' radius



Palm  
10' radius



Sod



Understory  
Cedar, Magnolia



Existing Canopy  
Pines, Oaks, Cypress



Detailed Plan  
Main Entrance  
Entry Lawn  
Serenity Courtyard  
Tranquility Courtyard  
East-West Connector  
Entry Lawn  
Main Entrance



### KEY

- ZONE A
- ZONE B
- ZONE C

# Landscape Master Plan






Walking is one of the simplest ways to get active and stay active. Baptist Medical Center South has an opportunity to **promote health and wellness within its campus** through a network of paths and trails. Through utilizing the scenic ponds, existing infrastructure, and perimeter plazas, the campus can become a place for both staff and visitors alike to take the first step towards a healthier lifestyle. Also, taking advantage of resources like **smartphone apps and health organization websites** can serve as approaches for better connecting the campus and community.


## LEGEND


**Walking Paths**  
*Total Mileage - 1.36 miles*  
*minimum 5' width*  
*ADA accessible*

**Garage Loop**   
*Mileage- .28 miles*

**North Pond Loop**   
*Mileage- .40 miles*

**South Pond Loop**   
*Mileage- .45 miles*

**MOB Connector**   
*Mileage- .23 miles*

**Rest Opportunities**   
*Benches*

**Crosswalks**   
*Striped paving*  
*Curb cuts*



**LEFT** Fitbit© software app  
**BELOW** Christiana Care Wellness Walking Trail, Wilmington, DE  
 AHA Walking Initiative Webpage





# Pedestrian Connectivity





## Introduction

The **landscape** is a critical component of the first **impression** to visitors. Its maintenance is also one of the largest recurring costs for a commercial property. A good design will set the stage for an excellent landscape, but the long term maintenance will be the ultimate determinant of its success.

A well designed maintenance programs will:

- **Preserve the aesthetics**, appearance and function of the landscape
- **Promote healthy plants** and prolong the life of the landscape
- Create a **safe environment** for users
- **Reduce irrigation and fertilization** requirements
- **Reduce pollution** of surface and ground water

## Right Plant, Right Place

The selection and placement of plant material should be carefully considered to match (a) the objectives of the user and (b) the characteristics of the site.

Prior to design, the property should be evaluated in a **site analysis** that may include evaluations of; soil PH, soil compaction, water table, drainage patterns, shade/sun levels, site history, user safety, and maintenance budgets, as well as other site specific concerns. The site analysis will drive the appropriate selection of plant material and determine if any remedial measures should be taken with the site prior to planting.



**ABOVE** Existing sod area in shady, high traffic area; not right plant for location



### TAKEAWAYS

- Utilize Bahia sod in Zone C landscape to reduce irrigation costs
- Convert existing shrub areas to drip as landscape improvements occur
- Perform quarterly spray zone inspections to ensure no hardscape overspray and maximize system efficiency

## Irrigation

Efficient use of water is a critical component in a sustainable landscape. Modern systems utilize a variety of technologies to **increase efficiency and reduce the environmental impact:**

- Low volume emitters, such as drip irrigation
- Alternative sources of water, such as reclaimed water or rain catchments.
- Use of sensors and “smart systems that target only those areas that are in need of supplemental irrigation.

## Tree Canopy

The tree canopy forms the “bones” of the landscape and will live far longer than the rest of the landscape. They are often as iconic to the property as the architecture they surround. They can also be a liability, especially in hurricane-prone Florida. **A long term 3-5 year pruning and maintenance program is recommended** to help shape the structure of the canopy, reduce deadwood and maintain pedestrian and vehicular clearances. All tree pruning should be performed by an arborist certified by the International Society of Arboriculture (ISA) and follow industry best practices.



BELOW

Existing tree in need of structural pruning



## Mowing, Pruning + Fertilization

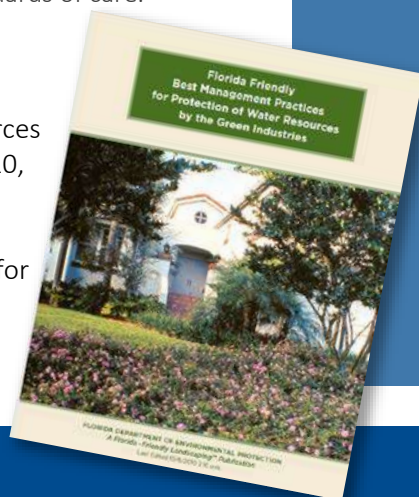
Selecting the “right plant for the right place” reduces the maintenance required to keep the plant at the desired size and appearance. However, some level of routine maintenance in the form of mowing, pruning and fertilization will be required. It’s essential to the long-term success of the landscape that the **maintenance is scheduled as part of an holistic approach** to landscape care. An annual calendar should coordinate the timing, and frequency of pruning, mulching and fertilizing. All care should be performed by trained individuals educated in best practices for the industry.

## Standards of Care

The Baptist South campus should have a landscape maintenance regimen specific to the climatic and user needs of the property that is **based on industry standards and best management practices (BMPs)**. Below is a list of some of the most common standards of care.

“Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries.”; 2010, State of Florida

“Best Management Practices for Tree Care”; multiple issues. International Society of Arboriculture



### TAKEAWAYS

- Existing tree canopy damaged significantly by recent hurricane. Re-establishing canopy now is key.
- No mulch “volcanos” around trees; dig troughs along curbs
- Remove tree staking from new plantings per timing as suggested in landscape specifications
- Baptist South maintenance team should be versed in Florida Friendly BMPs



# Baptist Medical Center South

## Zone A Landscapes



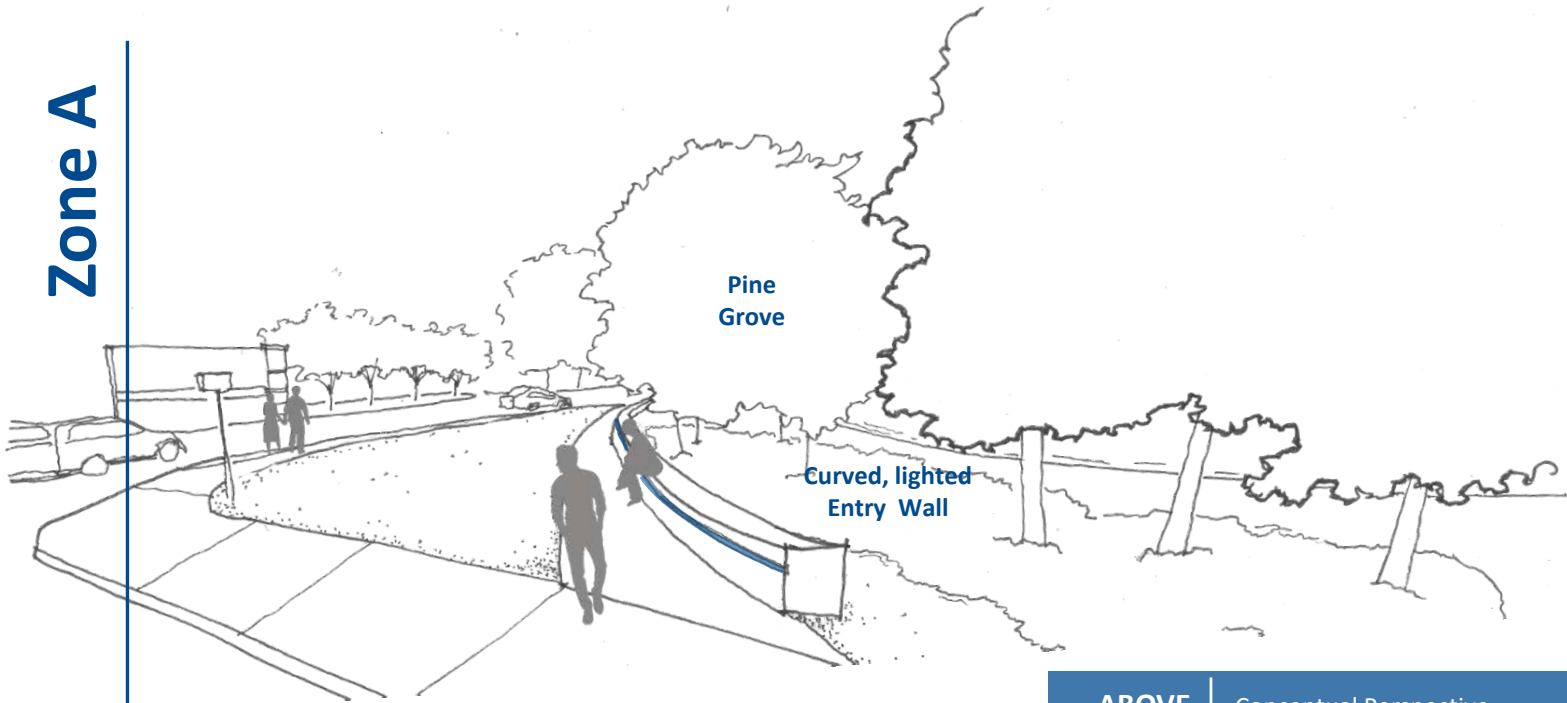
first impression  
priority  
pedestrian  
arrival  
experience  
safety  
hierarchy  
improvements  
plan for the future  
campus  
connection  
access  
community  
wayfinding  
courtyard  
comfortable  
trail  
sustainable  
cohesive  
master plan  
brand  
healthy  
update  
preservation  
maintenance  
guidance  
phases



The Baptist South campus provides its **first impression to visitors** at its entrance along Old St. Augustine Road. The current intersection is defined by a hidden pond, but there is an opportunity to provide a clean, tidy landscaped entry into the campus.

Introducing a low concrete entry wall and sidewalk, the simple gesture invites both vehicles and pedestrians alike. The seat wall defines a curved swath of lawn with a grove of pines in the background, a subtle **reference to the site's origin as the quintessential Northeast Florida pine forest**. The entry wall also becomes a canvas for branding with a simple blue "stripe" that can be illuminated at night.

# Zone A



**ABOVE** | Conceptual Perspective  
**BELOW** | Plant Palette



**LONGLEAF PINE**

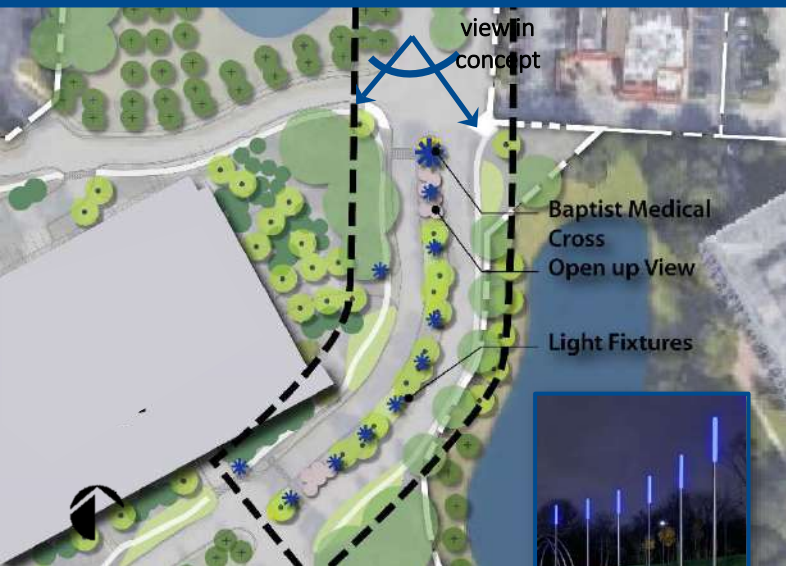


**ST. AUGUSTINE SOD**

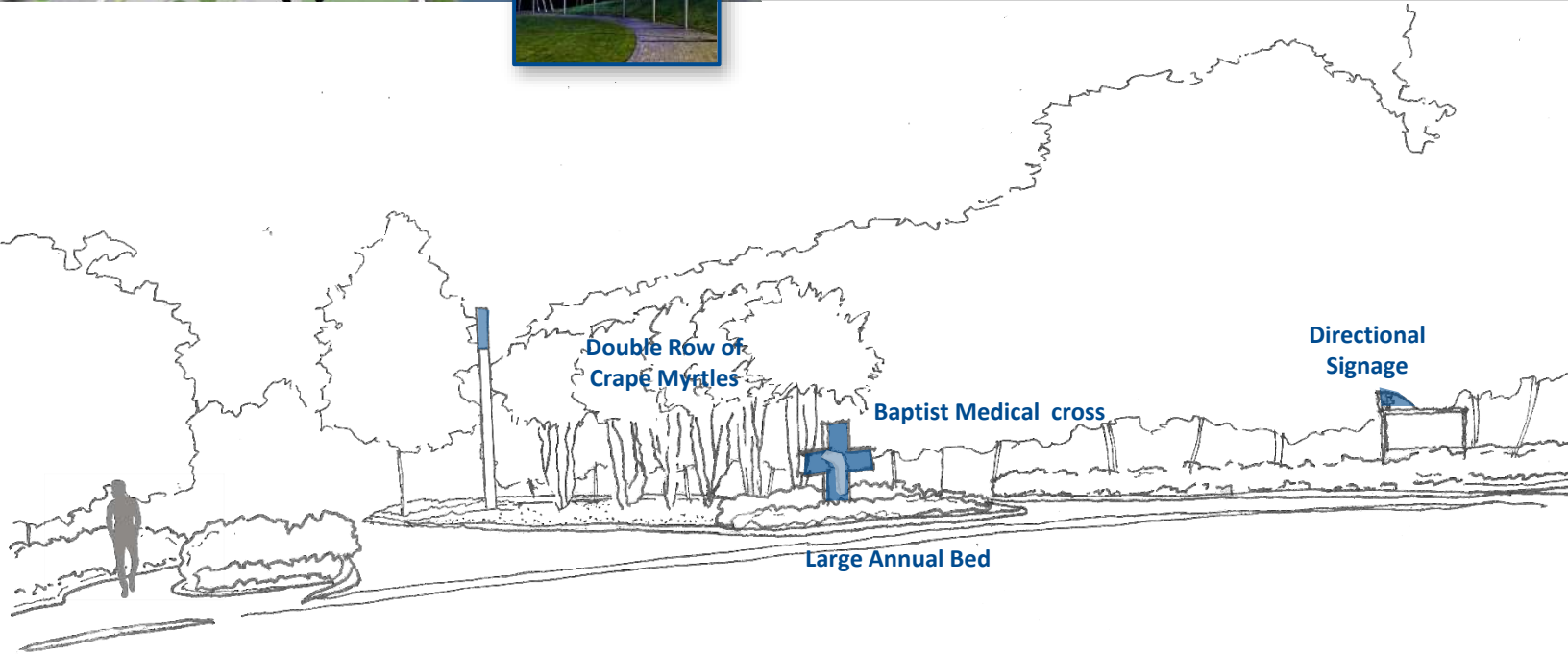


**COONTIE PALM**

# Main Entrance



The landscape along the entry parkway is important as it **builds on the Old St. Augustine entrance**. The existing entrance is too heavily treed, and the center island is opened up with a large Baptist Medical cross sculpture and annual plantings. A ribbon of turf winds between alternating areas of Crape Myrtles and Oaks. For an added nighttime effect, the island is illuminated with color-changing stantions. Adding to the existing canopy along the pond, a series of Oaks and Pines line the eastern edge of the roadway. Signage is also a crucial element of the main entrance, **orienting visitors at the start**.



**ABOVE** | Conceptual Perspective  
+ Signage  
**BELOW** | Plant Palette



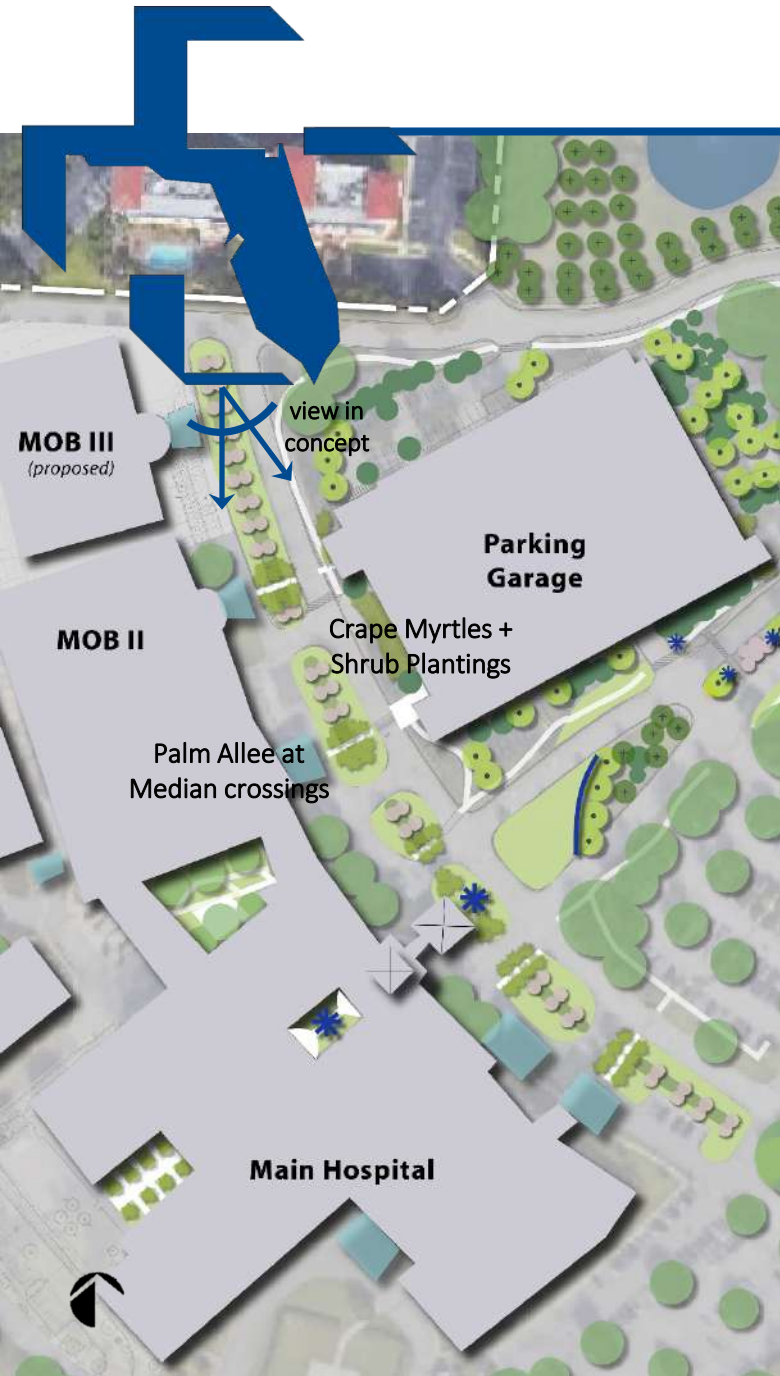
**CRAPE MYRTLE**



**BLUE PACIFIC JUNIPER**



**ANNUALS**



The east- west connector is an important thoroughfare within the campus as the spine for the main hospital buildings and parking areas. Much of this landscape is experienced on a pedestrian level as visitors and patients enter/exit the hospital in this setting. The double row of Crape Myrtles provide year-round interest and a strong ordering element for the central median. The palms mark the pedestrian crossings providing a signal to drivers to slow down.



ABOVE Perspective View - SE  
 LEFT Plan View  
 BELOW Plant Palette

Zone A



CABBAGE PALM



SAND CORDGRASS



CRAPE MYRTLE



# East-West Connector



Existing Oaks

Proposed Medical Office  
Building III Drop Off

Crape Myrtle + Shrub Plantings

Palm Allee at Median Crossings



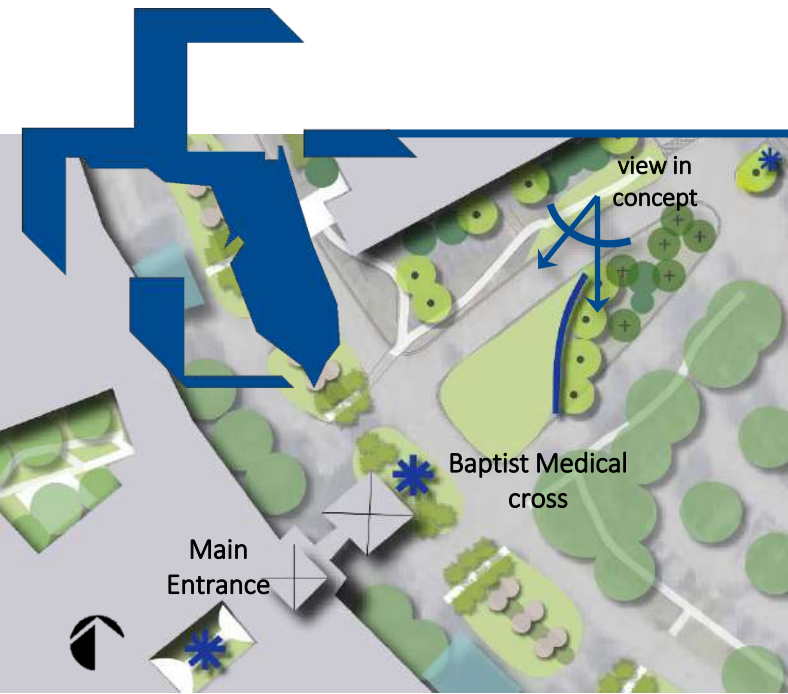
LIVE OAK



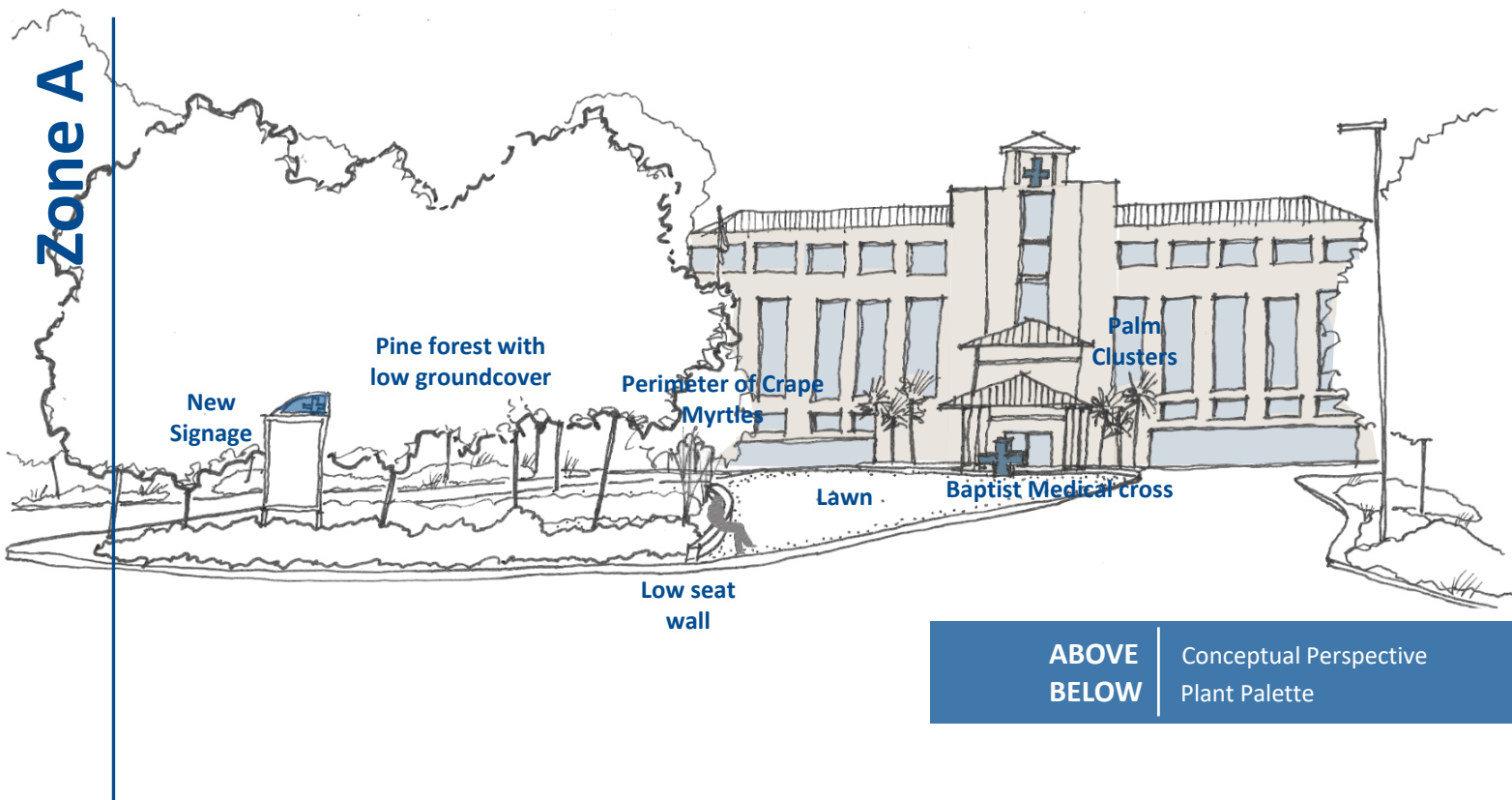
DWARF WALTER'S VIBURNUM



SOCIETY GARLIC



The most visible and maintenance intensive landscape of the campus, Zone A creates the first impression for patients and visitors of Baptist South. Additional Oaks to the existing canopy along the main drive open up to a large entry lawn lined with crape myrtle. Zone A is about creating a cohesive brand for the Baptist campus landscape. Upon arrival, the landscape welcomes visitors along a ribbon of annuals and turf, finally revealing the main hospital building with a sculptural blue Baptist cross at the base of the entry. The east-west roadway creates a colorful spine of Crape Myrtles and Palms, allowing for safe pedestrian access between the parking garage and Medical Office Buildings.



**ABOVE** Conceptual Perspective  
**BELOW** Plant Palette



**CABBAGE PALM**



**PODOCARPUS**



**GRAPE MYRTLE**

# Entry Lawn

Perimeter of Crape Myrtles  
Palm Clusters



Low Seat Wall  
Low Podocarpus Hedge

Main Hospital  
Entrance

Baptist Medical  
cross Sculpture



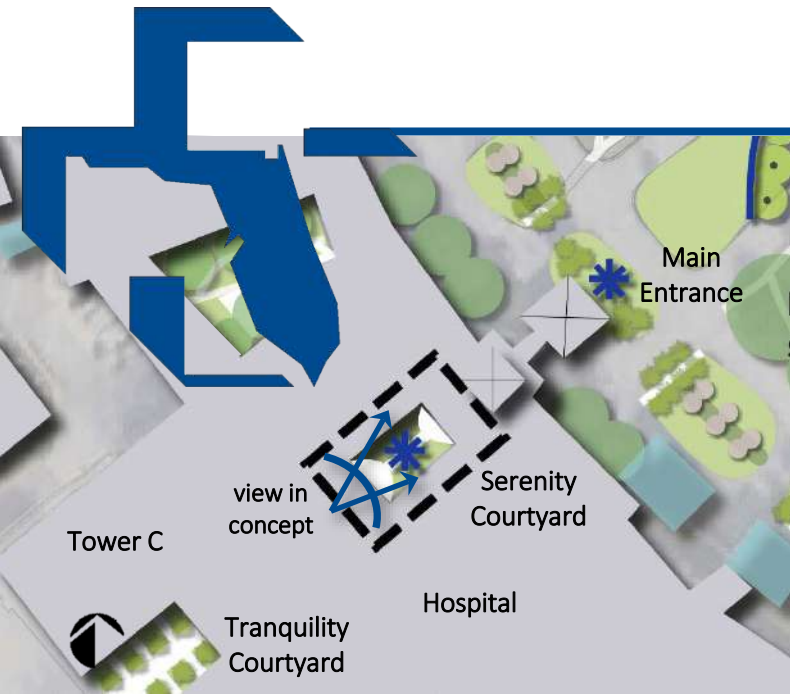
LONGLEAF PINE



SABAL MINOR



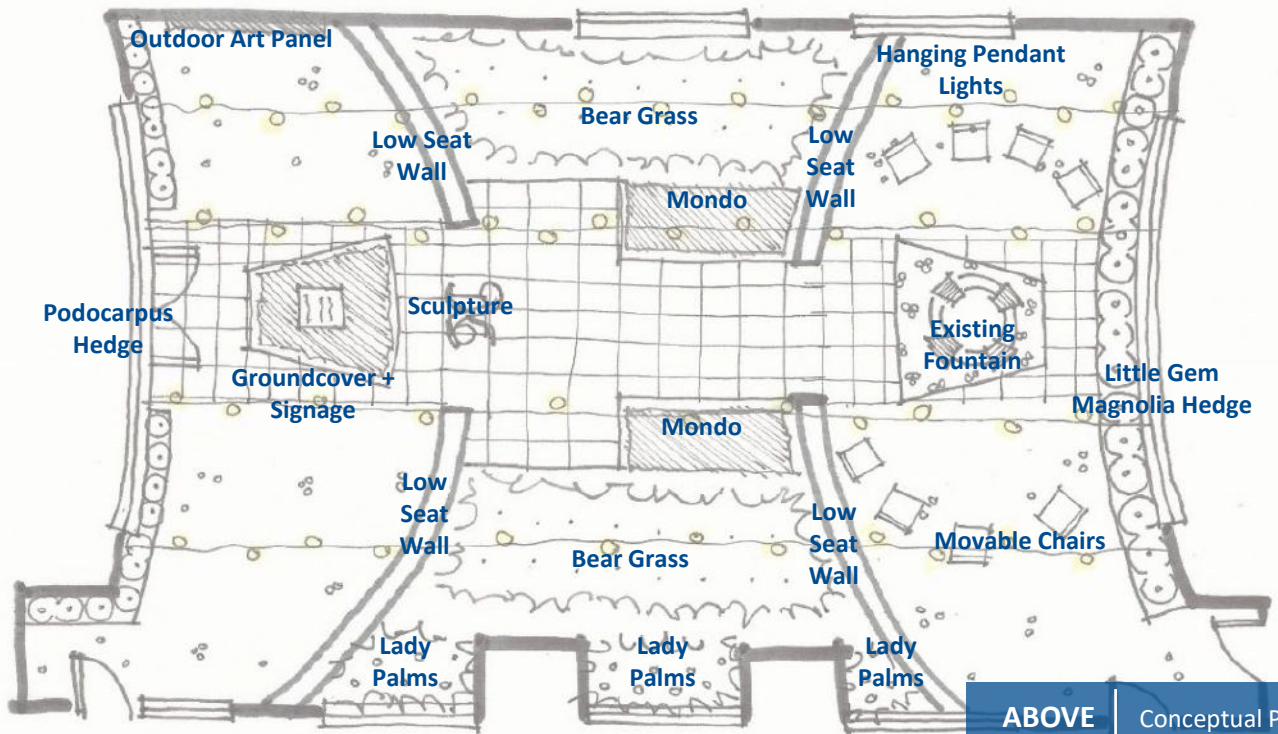
COONTIE PALM



The Serenity Courtyard is organized along the main axis of the hospital lobby. Currently underutilized, the courtyard is a shady space with a mixture of shrubs and groundcovers. However, due to the abundance of perimeter windows in the space and lack of ideal seating, the courtyard is not comfortable.

The new design **accentuates the strong axis** while creating a focal point---the dramatic vertical sculpture currently found in the lobby. Curved seat walls allow for **three separate spaces for outdoor gathering**. Additionally, a grid of colored downlights creates a "ceiling" for the space. Outdoor art panels complete the courtyard by providing vibrant color.

# Zone A



**ABOVE** Conceptual Plan  
**BELOW** Plant Palette



**BEAR GRASS**



**LADY PALM**

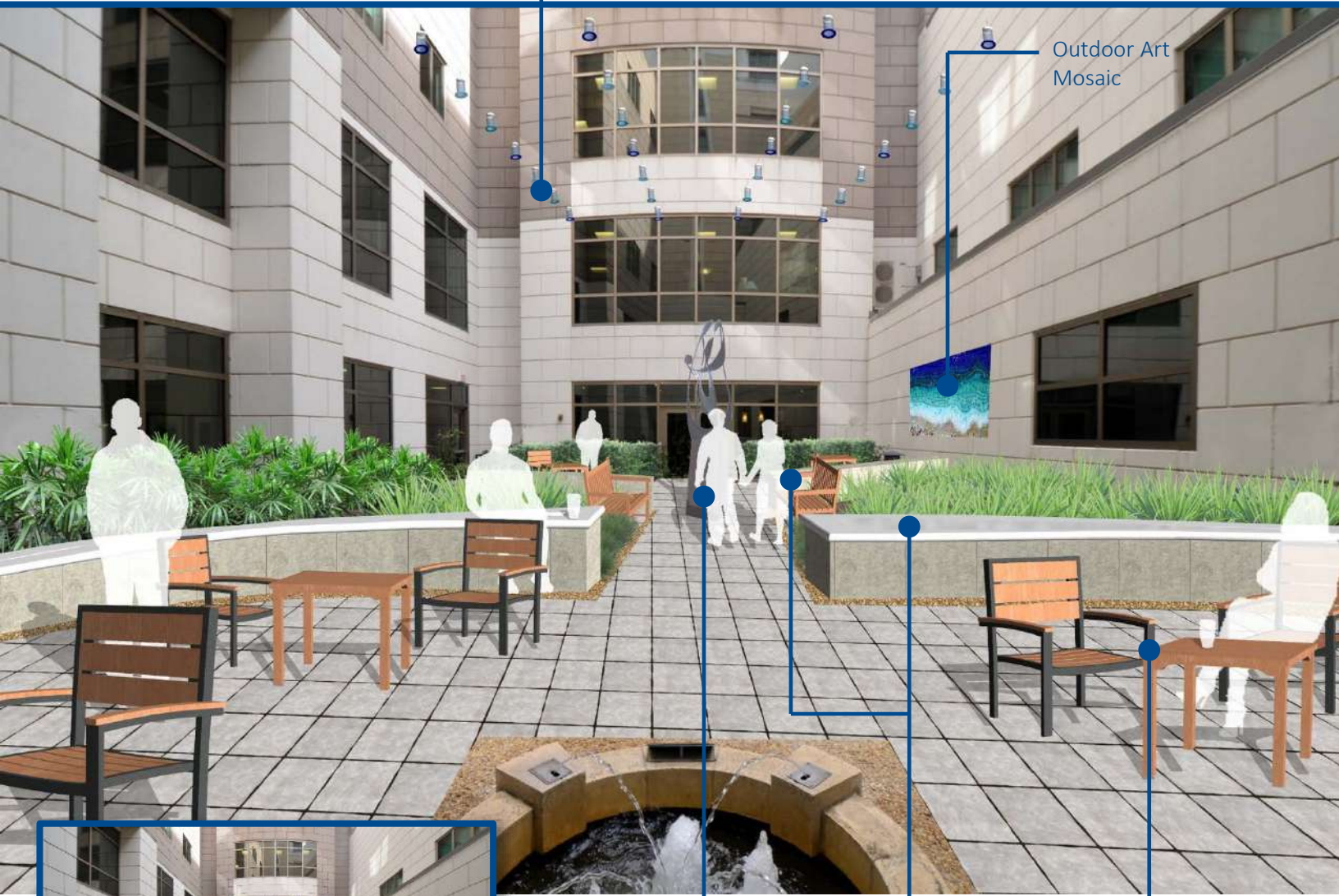


**LITTLE GEM MAGNOLIA HEDGE**

Hanging Pendant Lights

# Serenity Courtyard

Outdoor Art Mosaic



Movable Site Furniture

Low Seat Wall

Relocated Sculpture from Lobby



*Existing*



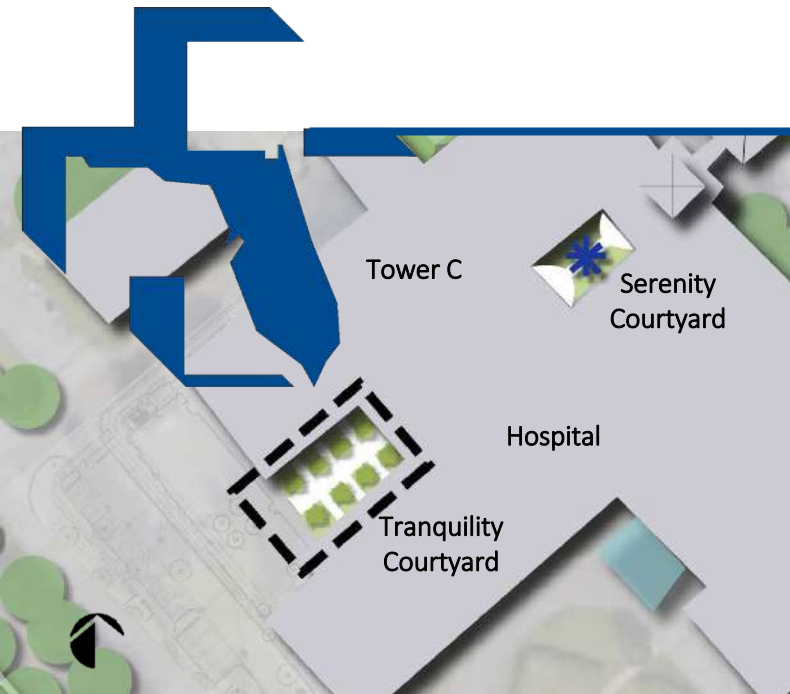
PODOCARPUS



MONDO GRASS

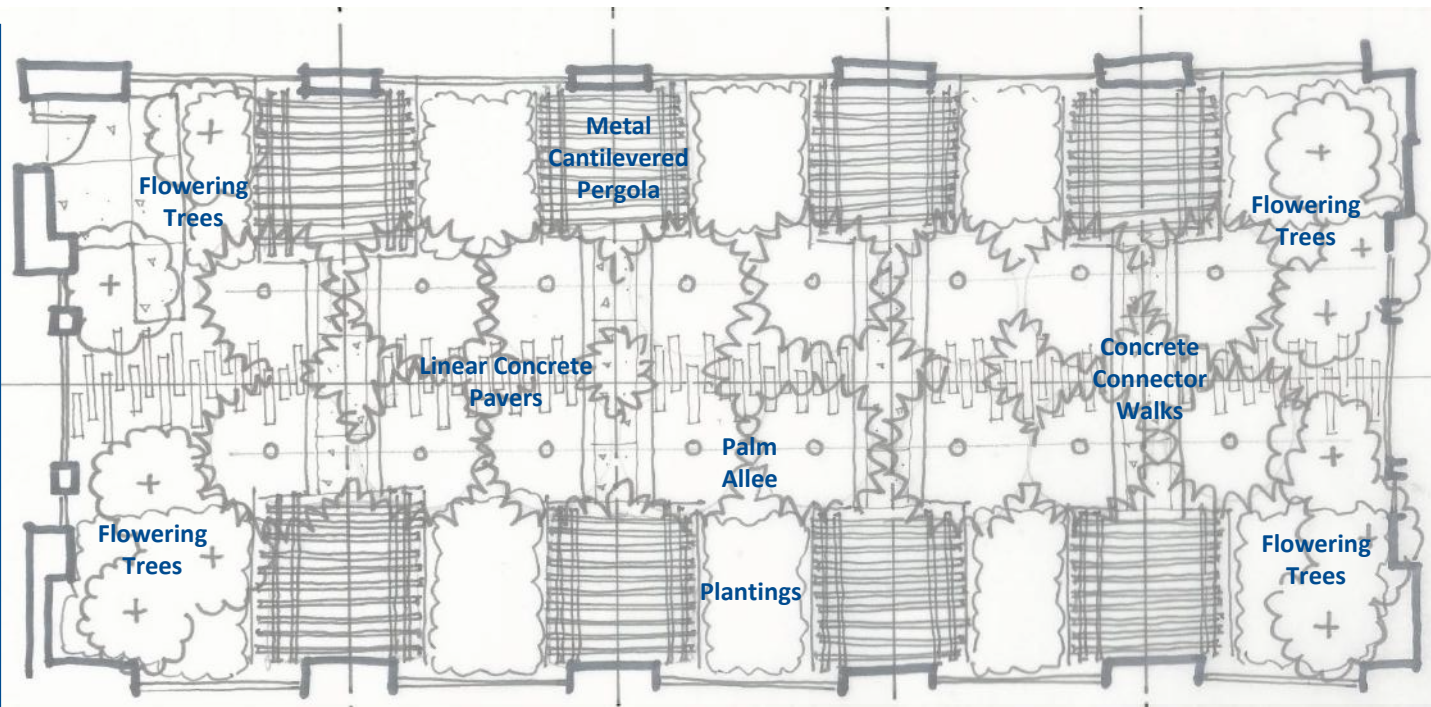


ANNUALS



As part of the proposed Tower C building expansion, the new interior courtyard will primarily serve staff, while being open and visible to patients and visitors. The courtyard establishes a main pathway lined with Palms with secondary covered gathering spaces on either side. A combination of concrete, crushed shell, and lush, shade loving plant material help **soften the large building mass that surrounds**. The tranquility courtyard will be a great greenspace in the heart of the future Tower C.

Zone A



ABOVE | Conceptual Plan  
BELOW | Plant Palette



CABBAGE PALM



DOGWOOD



CAST IRON PLANT

# Tranquility Courtyard

Plantings  
Metal Cantilevered Pergola



Movable  
Site Furniture

Linear Concrete  
Pavers + Walks

Palm Allee



HOLLY FERN



MONDO GRASS



CARDBOARD PALM



With the parking garage, Medical Office Building III, as well as Tower C underway, it is important now more than ever before to have a **clear vision for the campus landscape**. Through meaningful steps forward, the campus can continue to expand while maintaining the Baptist brand that is well respected in the Jacksonville region. The projects outlined in the executive summary focus on the most visible, maintenance intensive areas first---Zone A. However, **Zones B and C will become vital areas in order to ensure the new and existing facilities blend seamlessly within the overall campus**. The summary of proposed improvements below outline the main elements of Zone A and their costs as a **guide for developing future project budgets**.

# Cost Summary

## Summary of Proposed Improvements

- Phase 1
- Phase 2
- Phase 3
- Phase 4

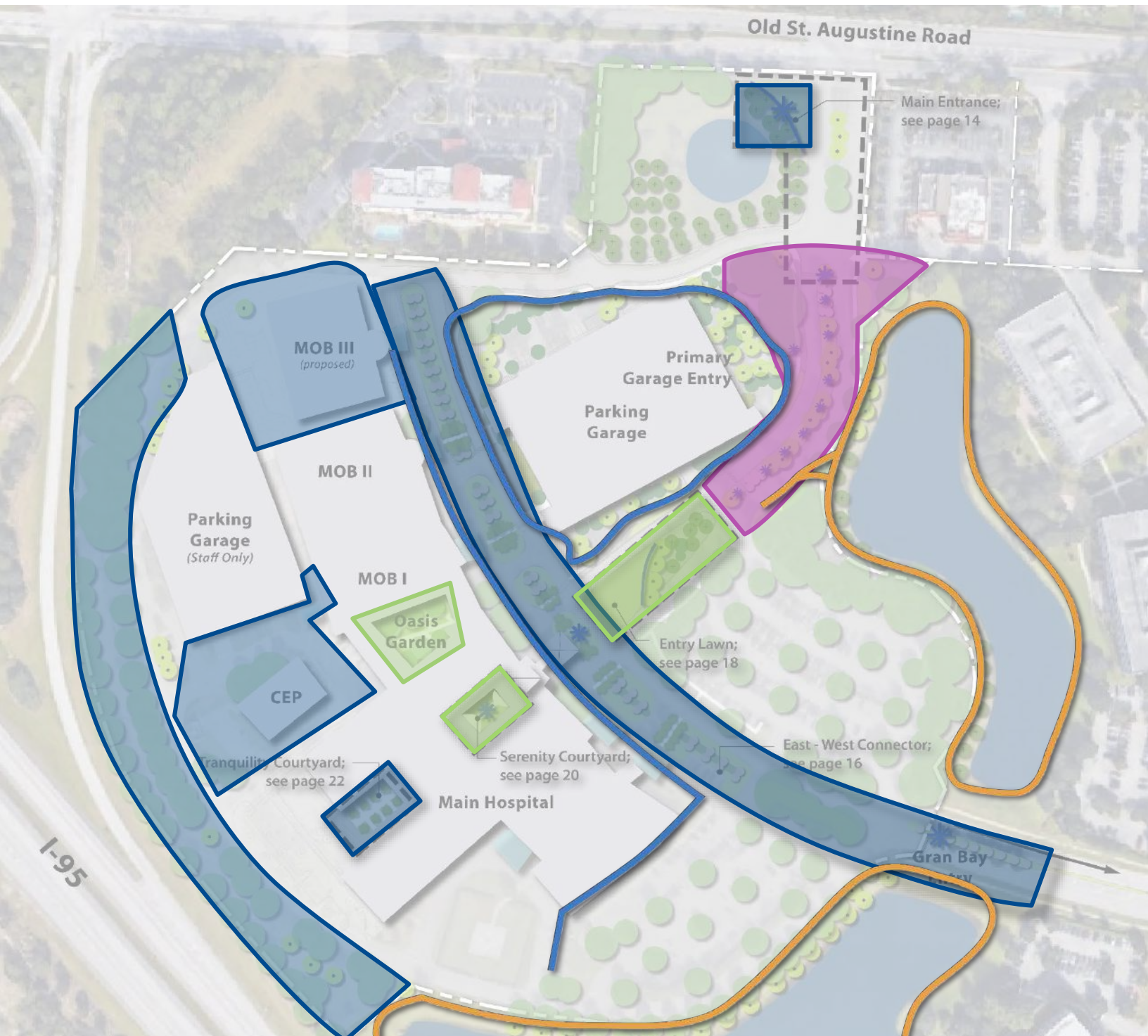
| Description   | Basis Cost<br>(Time &<br>Materials) | General Conditions /<br>Construction<br>Management (9%) | Design/<br>Permitting (12%) | Construction<br>Contingency<br>(10%) | Total Project Cost   |
|---|-------------------------------------|---|-----------------------------|--------------------------------------|----------------------|
| <b>Entry Drive - Old St. Augustine Road to Hospital Entrance</b>      |                                     |   |                             |                                      |                      |
| <span style="color: #4F81BD;">■</span> Old St. Augustine Rd Entrance  | \$ 63,550.00                        | \$ 5,719.50   | \$ 8,312.34                 | \$ 6,926.95                          | \$ 84,508.79         |
| <span style="color: #800080;">■</span> Median & Streetscape           | \$ 92,700.00                        | \$ 8,343.00   | \$ 12,125.16                | \$ 10,104.30                         | \$ 123,272.46        |
| <span style="color: #90EE90;">■</span> Focal Island                   | \$ 83,100.00                        | \$ 7,479.00   | \$ 10,869.48                | \$ 9,057.90                          | \$ 110,506.38        |
|   | <b>\$ 239,350.00</b>                | <b>\$ 21,541.50</b>                                     | <b>\$ 31,306.98</b>         | <b>\$ 26,089.15</b>                  | <b>\$ 318,287.63</b> |
| <b>Entry Drive - Medical Office Building Drive</b>                    |                                     |   |                             |                                      |                      |
| <span style="color: #4F81BD;">■</span> Site Preparation               | \$ 11,300.00                        | \$ 1,017.00   | \$ 1,478.04                 | \$ 1,231.70                          | \$ 15,026.74         |
| <span style="color: #4F81BD;">■</span> Landscape/Streetscape          | \$ 159,500.00                       | \$ 14,355.00  | \$ 20,862.60                | \$ 17,385.50                         | \$ 212,103.10        |
|   | <b>\$ 170,800.00</b>                | <b>\$ 15,372.00</b>                                     | <b>\$ 22,340.64</b>         | <b>\$ 18,617.20</b>                  | <b>\$ 227,129.84</b> |
| <b>Serenity Courtyard</b>   |                                     |   |                             |                                      |                      |
| <span style="color: #90EE90;">■</span> Demolition                     | \$ 10,200.00                        | \$ 918.00   | \$ 1,334.16                 | \$ 1,111.80                          | \$ 13,563.96         |
| <span style="color: #90EE90;">■</span> Hardscape                      | \$ 40,142.00                        | \$ 3,612.78   | \$ 5,250.57                 | \$ 4,375.48                          | \$ 53,380.83         |
| <span style="color: #90EE90;">■</span> Landscape                      | \$ 7,420.00                         | \$ 667.80   | \$ 970.54                   | \$ 808.78                            | \$ 9,867.12          |
| <span style="color: #90EE90;">■</span> Lighting                       | \$ 16,000.00                        | \$ 1,440.00   | \$ 2,092.80                 | \$ 1,744.00                          | \$ 21,276.80         |
|   | <b>\$ 73,762.00</b>                 | <b>\$ 6,638.58</b>                                      | <b>\$ 9,648.07</b>          | <b>\$ 8,040.06</b>                   | <b>\$ 98,088.71</b>  |
| <b>Tranquility Courtyard</b>  |                                     |   |                             |                                      |                      |
| <span style="color: #4F81BD;">■</span> Hardscape                      | \$ 59,288.00                        | \$ 5,335.92   | \$ 7,754.87                 | \$ 6,462.39                          | \$ 78,841.18         |
| <span style="color: #4F81BD;">■</span> Landscape                      | \$ 14,400.00                        | \$ 1,296.00   | \$ 1,883.52                 | \$ 1,569.60                          | \$ 19,149.12         |
|   | <b>\$ 73,688.00</b>                 | <b>\$ 6,631.92</b>                                      | <b>\$ 9,638.39</b>          | <b>\$ 8,031.99</b>                   | <b>\$ 97,990.30</b>  |
| <b>Walking Trails</b>   |                                     |   |                             |                                      |                      |
| <span style="color: #DAA520;">■</span> Walking Trail - Lakeside East  | \$ 143,930.00                       | \$ 12,953.70  | \$ 18,826.04                | \$ 15,688.37                         | \$ 191,398.11        |
| <span style="color: #DAA520;">■</span> Walking Trail - Lakeside South | \$ 178,080.00                       | \$ 16,027.20  | \$ 23,292.86                | \$ 19,410.72                         | \$ 236,810.78        |
|   | <b>\$ 322,010.00</b>                | <b>\$ 28,980.90</b>                                     | <b>\$ 42,118.91</b>         | <b>\$ 35,099.09</b>                  | <b>\$ 428,208.90</b> |

Note: Current projects such as Medical Office Building III, Oasis Garden, and CEP/I-95 Screening were not included as part of the above cost summary.

|              |                        |
|--------------|------------------------|
| <b>Total</b> | <b>\$ 1,169,705.38</b> |
|--------------|------------------------|



# Next Steps + Phasing



- Phase 1
- Phase 2
- Phase 3
- Phase 4



## Entry Drive

| Description                           | Qty.   | Unit      | Unit Price  |               | Total   |                                    |
|---------------------------------------|--------|-----------|-------------|---------------|---|------------------------------------|
|                                       |        |           | low range   | high range    | low range   | high range                         |
| <b>General Conditions</b>             |        |           |             |               |   |                                    |
| Construction Management Fee           | ~9%    |           |             |               | \$  | 15,417.00 - \$ 21,541.50           |
|                                       |        |           |             |               | <b>Subtotal</b>                                     | <b>\$ 15,417.00 - \$ 21,541.50</b> |
| <b>Old St. Augustine Entrance</b>     |        |           |             |               |   |                                    |
| Site Feature - Seating Wall - Precast | 70     | lin. ft.  | \$ 115.00   | - \$ 145.00   | \$  | 8,050.00 - \$ 10,150.00            |
| Paving - 5-foot sidewalk              | 85     | lin. ft.  | \$ 40.00    | - \$ 50.00    | \$  | 3,400.00 - \$ 4,250.00             |
| Landscape - Trees Typical             | 13     | each      | \$ 500.00   | - \$ 750.00   | \$  | 6,500.00 - \$ 9,750.00             |
| Landscape - High Intensity            | 5,000  | sq. ft.   | \$ 4.50     | - \$ 6.00     | \$  | 22,500.00 - \$ 30,000.00           |
| Landscape - Turf                      | 3,000  | sq. ft.   | \$ 0.80     | - \$ 1.00     | \$  | 2,400.00 - \$ 3,000.00             |
| Landscape - Irrigation Modification   | 8,000  | sq. ft.   | \$ 0.40     | - \$ 0.80     | \$  | 3,200.00 - \$ 6,400.00             |
|                                       |        |           |             |               | <b>Subtotal</b>                                     | <b>\$ 46,050.00 - \$ 63,550.00</b> |
| <b>Median &amp; Streetscape</b>       |        |           |             |               |   |                                    |
| Signage - Baptist Cross               | 1      | allowance | \$ 7,000.00 | - \$ 9,000.00 | \$  | 7,000.00 - \$ 9,000.00             |
| Lighting - Decorative Bollard         | 7      | each      | \$ 2,000.00 | - \$ 3,000.00 | \$  | 14,000.00 - \$ 21,000.00           |
| Landscape - Trees Typical             | 10     | each      | \$ 500.00   | - \$ 750.00   | \$  | 5,000.00 - \$ 7,500.00             |
| Landscape - High Intensity            | 6,000  | sq. ft.   | \$ 4.50     | - \$ 6.00     | \$  | 27,000.00 - \$ 36,000.00           |
| Landscape - Turf                      | 8,000  | sq. ft.   | \$ 0.80     | - \$ 1.00     | \$  | 6,400.00 - \$ 8,000.00             |
| Landscape - Irrigation Modification   | 14,000 | sq. ft.   | \$ 0.40     | - \$ 0.80     | \$  | 5,600.00 - \$ 11,200.00            |
|                                       |        |           |             |               | <b>Subtotal</b>                                     | <b>\$ 65,000.00 - \$ 92,700.00</b> |
| <b>Focal Island</b>                   |        |           |             |               |   |                                    |
| Site Feature - Seating Wall - Precast | 80     | lin. ft.  | \$ 115.00   | - \$ 145.00   | \$  | 9,200.00 - \$ 11,600.00            |
| Signage - Baptist Cross               | 1      | allowance | \$ 7,000.00 | - \$ 9,000.00 | \$  | 7,000.00 - \$ 9,000.00             |
| Landscape - Trees Typical             | 10     | each      | \$ 500.00   | - \$ 750.00   | \$  | 5,000.00 - \$ 7,500.00             |
| Landscape - High Intensity            | 6,500  | sq. ft.   | \$ 4.50     | - \$ 6.00     | \$  | 29,250.00 - \$ 39,000.00           |
| Landscape - Turf                      | 6,000  | sq. ft.   | \$ 0.80     | - \$ 1.00     | \$  | 4,800.00 - \$ 6,000.00             |
| Landscape - Irrigation Modification   | 12,500 | sq. ft.   | \$ 0.40     | - \$ 0.80     | \$  | 5,000.00 - \$ 10,000.00            |
|                                       |        |           |             |               | <b>Subtotal</b>                                     | <b>\$ 60,250.00 - \$ 83,100.00</b> |
|                                       |        |           |             |               | <b>Subtotal - Entry Drive</b>                       | <b>\$ 186,717.00 \$ 260,891.50</b> |
|                                       |        |           |             |               | Contingency (10%)                                   | \$ 18,671.70 \$ 26,089.15          |
|                                       |        |           |             |               | Design + Permitting+ Construction Observation (12%) | \$ 22,406.04 \$ 31,306.98          |
|                                       |        |           |             |               | <b>Grand Total - Entry Drive</b>                    | <b>\$ 227,794.74 \$ 318,287.63</b> |

### Medical Office Building Drive

| Description                         | Qty.   | Unit      | Unit Price  |             | Total   |                      |                      |
|-------------------------------------|--------|-----------|-------------|-------------|---|----------------------|----------------------|
|                                     |        |           | low range   | high range  | low range   | high range           |                      |
| <b>General Conditions</b>           |        |           |             |             |   |                      |                      |
| Construction Management Fee         | ~9%    |           |             |             | \$ 9,464.40   | \$ 15,372.00         |                      |
|                                     |        |           |             |             | <b>Subtotal</b>                                     | <b>\$ 9,464.40</b>   | <b>\$ 15,372.00</b>  |
| <b>Site Preparation</b>             |        |           |             |             |   |                      |                      |
| Site Preparation / Tree Removal     | 1      | allowance | \$ 4,000.00 | \$ 7,500.00 | \$ 4,000.00   | \$ 7,500.00          |                      |
| Landscape - Planting Soil           | 380    | cu. yd.   | \$ 7.00     | \$ 10.00    | \$ 2,660.00   | \$ 3,800.00          |                      |
|                                     |        |           |             |             | <b>Subtotal</b>                                     | <b>\$ 6,660.00</b>   | <b>\$ 11,300.00</b>  |
| <b>Landscape/Streetscape</b>        |        |           |             |             |   |                      |                      |
| Lighting - Modification to Existing | 1      | allowance | \$ 6,000.00 | \$ 8,000.00 | \$ 6,000.00   | \$ 8,000.00          |                      |
| Signage - Baptist Cross             | 1      | allowance | \$ 7,000.00 | \$ 9,000.00 | \$ 7,000.00   | \$ 9,000.00          |                      |
| Landscape - Palm Trees              | 80     | each      | \$ 350.00   | \$ 450.00   | \$ 28,000.00  | \$ 36,000.00         |                      |
| Landscape - Trees Typical           | 52     | each      | \$ 500.00   | \$ 750.00   | \$ 26,000.00  | \$ 39,000.00         |                      |
| Landscape - Medium Intensity        | 22,500 | sq. ft.   | \$ 1.00     | \$ 2.50     | \$ 22,500.00  | \$ 56,250.00         |                      |
| Landscape - Irrigation Modification | 22,500 | sq. ft.   | \$ 0.40     | \$ 0.50     | \$ 9,000.00   | \$ 11,250.00         |                      |
|                                     |        |           |             |             | <b>Subtotal</b>                                     | <b>\$ 98,500.00</b>  | <b>\$ 159,500.00</b> |
|                                     |        |           |             |             | <b>Subtotal - MOB Drive</b>                         | <b>\$ 114,624.40</b> | <b>\$ 186,172.00</b> |
|                                     |        |           |             |             | Contingency (10%)                                   | \$ 11,462.44         | \$ 18,617.20         |
|                                     |        |           |             |             | Design + Permitting+ Construction Observation (12%) | \$ 13,754.93         | \$ 22,340.64         |
|                                     |        |           |             |             | <b>Grand Total - MOB Drive</b>                      | <b>\$ 139,841.77</b> | <b>\$ 227,129.84</b> |

## "Serenity Garden" Courtyard

| Description   | Qty.  | Unit      | Unit Price  |             | Total   |                     |                     |
|---|-------|-----------|-------------|-------------|---|---------------------|---------------------|
|   |       |           | low range   | high range  | low range   | high range          |                     |
| <b>General Conditions</b>   |       |           |             |             |   |                     |                     |
| Construction Management Fee   | ~9%   |           |             |             | \$ 5,229.45   | \$ 7,358.58         |                     |
|   |       |           |             |             | <b>Subtotal</b>   | <b>\$ 5,229.45</b>  | <b>\$ 7,358.58</b>  |
| <b>Demolition</b>   |       |           |             |             |   |                     |                     |
| Demolition - Hardscape  | 1,700 |           | \$ 5.00     | \$ 6.00     | \$ 8,500.00   | \$ 10,200.00        |                     |
|   |       |           |             |             | <b>Subtotal</b>   | <b>\$ 8,500.00</b>  | <b>\$ 10,200.00</b> |
| <b>"Serenity Garden" - Hardscape</b>                                  |       |           |             |             |   |                     |                     |
| Site Feature - Seating Wall - Precast                                 | 60    | lin. ft.  | \$ 115.00   | \$ 145.00   | \$ 6,900.00   | \$ 8,700.00         |                     |
| Site Feature - Fountain Rehabilitation                                | 1     | each      | \$ 2,000.00 | \$ 6,000.00 | \$ 2,000.00   | \$ 6,000.00         |                     |
| Signage - Ground Plaque   | 1     | each      | \$ 2,500.00 | \$ 3,500.00 | \$ 2,500.00   | \$ 3,500.00         |                     |
| Paving - Aggregate Concrete   | 604   | sq. ft.   | \$ 15.00    | \$ 18.00    | \$ 9,060.00   | \$ 10,872.00        |                     |
| Paving - Decorative Pavers  | 615   | sq. ft.   | \$ 12.00    | \$ 18.00    | \$ 7,380.00   | \$ 11,070.00        |                     |
|   |       |           |             |             | <b>Subtotal</b>   | <b>\$ 27,840.00</b> | <b>\$ 40,142.00</b> |
| <b>"Serenity Garden" - Landscape</b>                                  |       |           |             |             |   |                     |                     |
| Landscape - Planting Soil   | 45    | cu. yd.   | \$ 15.00    | \$ 20.00    | \$ 675.00   | \$ 900.00           |                     |
| Landscape - Irrigation Modification                                   | 800   | sq. ft.   | \$ 4.00     | \$ 5.00     | \$ 3,200.00   | \$ 4,000.00         |                     |
| Landscape - High Intensity  | 420   | sq. ft.   | \$ 4.50     | \$ 6.00     | \$ 1,890.00   | \$ 2,520.00         |                     |
|   |       |           |             |             | <b>Subtotal</b>   | <b>\$ 5,765.00</b>  | <b>\$ 7,420.00</b>  |
| <b>"Serenity Garden" - Lighting</b>                                   |       |           |             |             |   |                     |                     |
| Lighting - Landscape String Lighting                                  | 200   | lin. ft.  | \$ 80.00    | \$ 120.00   | \$ 16,000.00  | \$ 24,000.00        |                     |
|   |       |           |             |             | <b>Subtotal</b>   | <b>\$ 16,000.00</b> | <b>\$ 24,000.00</b> |
| <b>"Serenity Garden" (Not included in subtotal) - Site Furnishing</b> |       |           |             |             |   |                     |                     |
| Site Feature - Furniture  | 1     | allowance | \$ 5,000.00 | \$ 7,000.00 | \$ 5,000.00   | \$ 7,000.00         |                     |
|   |       |           |             |             | <b>Subtotal</b>   | <b>\$ 5,000.00</b>  | <b>\$ 7,000.00</b>  |
|   |       |           |             |             | <b>Subtotal Serenity Courtyard</b>                              | <b>\$ 54,605.00</b> | <b>\$ 78,562.00</b> |
|   |       |           |             |             | Contingency (10%)   | \$ 5,460.50         | \$ 7,856.20         |
|   |       |           |             |             | Design + Permitting+ Construction Observation (12%)             | \$ 6,552.60         | \$ 9,427.44         |
|   |       |           |             |             | <b>(not included in summary) Grand Total Serenity Courtyard</b> | <b>\$ 66,618.10</b> | <b>\$ 95,845.64</b> |

Serenity Courtyard

# Cost Estimate

## Tranquility Courtyard

### Tranquility Courtyard

| Description   | Qty.  | Unit      | Unit Price  |             | Total  |                     |                     |
|---|-------|-----------|-------------|-------------|--|---------------------|---------------------|
|   |       |           | low range   | high range  | low range  | high range          |                     |
| <b>General Conditions</b>   |       |           |             |             |  |                     |                     |
| Construction Management Fee   | ~9%   |           |             |             | \$ 5,392.35  | \$ 7,261.92         |                     |
|   |       |           |             |             | <b>Subtotal</b>  | <b>\$ 5,392.35</b>  | <b>\$ 7,261.92</b>  |
| <b>Tranquility Courtyard - Hardscape</b>                                  |       |           |             |             |  |                     |                     |
| Paving - Aggregate Concrete   | 916   | sq. ft.   | \$ 15.00    | \$ 18.00    | \$ 13,740.00   | \$ 16,488.00        |                     |
| Paving - Crushed Shell  | 1,200 | sq. ft.   | \$ 1.00     | \$ 3.00     | \$ 1,200.00  | \$ 3,600.00         |                     |
| Paving - Decorative Pavers  | 400   | sq. ft.   | \$ 12.00    | \$ 18.00    | \$ 4,800.00  | \$ 7,200.00         |                     |
| Site Feature - Metal Pergola  | 8     | allowance | \$ 3,000.00 | \$ 4,000.00 | \$ 24,000.00   | \$ 32,000.00        |                     |
|   |       |           |             |             | <b>Subtotal</b>  | <b>\$ 43,740.00</b> | <b>\$ 59,288.00</b> |
| <b>Tranquility Courtyard - Landscape</b>                                  |       |           |             |             |  |                     |                     |
| Landscape - Planting Soil   | 35    | cu. yd.   | \$ 15.00    | \$ 20.00    | \$ 525.00  | \$ 700.00           |                     |
| Landscape - Irrigation Modification                                       | 1,000 | sq. ft.   | \$ 4.00     | \$ 5.00     | \$ 4,000.00  | \$ 5,000.00         |                     |
| Landscape - High Intensity  | 700   | sq. ft.   | \$ 4.50     | \$ 6.00     | \$ 3,150.00  | \$ 4,200.00         |                     |
| Landscape - Palm Trees  | 10    | each      | \$ 350.00   | \$ 450.00   | \$ 3,500.00  | \$ 4,500.00         |                     |
|   |       |           |             |             | <b>Subtotal</b>  | <b>\$ 11,175.00</b> | <b>\$ 14,400.00</b> |
| <b>Tranquility Courtyard (Not included in subtotal) - Site Furnishing</b> |       |           |             |             |  |                     |                     |
| Site Feature - Furniture  | 1     | allowance | \$ 5,000.00 | \$ 7,000.00 | \$ 5,000.00  | \$ 7,000.00         |                     |
|   |       |           |             |             | <b>Subtotal</b>  | <b>\$ 5,000.00</b>  | <b>\$ 7,000.00</b>  |
|   |       |           |             |             | <b>Subtotal Tranquility Courtyard</b>                              | <b>\$ 59,915.00</b> | <b>\$ 80,688.00</b> |
|   |       |           |             |             | Contingency (10%)  | \$ 5,991.50         | \$ 8,068.80         |
|   |       |           |             |             | Design + Permitting+ Construction Observation (12%)                | \$ 7,189.80         | \$ 9,682.56         |
|   |       |           |             |             | <b>(not included in summary) Grand Total Tranquility Courtyard</b> | <b>\$ 73,096.30</b> | <b>\$ 98,439.36</b> |

## Walking Trails

| Description   | Qty.  | Unit      | Unit Price  |             | Total                |                      |
|---|-------|-----------|-------------|-------------|----------------------|----------------------|
|   |       |           | low range   | high range  | low range            | high range           |
| <b>General Conditions</b>   |       |           |             |             |                      |                      |
| Construction Management Fee   | ~9%   |           |             |             | \$ 22,440.60         | \$ 28,980.90         |
| <b>Subtotal</b>   |       |           |             |             | <b>\$ 22,440.60</b>  | <b>\$ 28,980.90</b>  |
| <b>Walking Trail - Parking Garage <i>Not included in subtotal</i></b> |       |           |             |             |                      |                      |
| <b>Walking Trail - Lakeside East</b>                                  |       |           |             |             |                      |                      |
| Paving - 5-foot sidewalk  | 2,300 | lin. ft.  | \$ 40.00    | \$ 50.00    | \$ 92,000.00         | \$ 115,000.00        |
| Site Feature - Furniture  | 1     | allowance | \$ 5,000.00 | \$ 7,000.00 | \$ 5,000.00          | \$ 7,000.00          |
| Landscape - Trees Typical   | 23    | each      | \$ 500.00   | \$ 750.00   | \$ 11,500.00         | \$ 17,250.00         |
| Landscape - Turf  | 2,600 | sq. ft.   | \$ 0.80     | \$ 1.00     | \$ 2,080.00          | \$ 2,600.00          |
| Landscape - Irrigation Modification                                   | 2,600 | sq. ft.   | \$ 0.40     | \$ 0.80     | \$ 1,040.00          | \$ 2,080.00          |
| <b>Subtotal</b>   |       |           |             |             | <b>\$ 111,620.00</b> | <b>\$ 143,930.00</b> |
| <b>Walking Trail - Lakeside South</b>                                 |       |           |             |             |                      |                      |
| Paving - 5-foot sidewalk  | 2,800 | lin. ft.  | \$ 40.00    | \$ 50.00    | \$ 112,000.00        | \$ 140,000.00        |
| Site Feature - Furniture  | 1     | allowance | \$ 5,000.00 | \$ 7,000.00 | \$ 5,000.00          | \$ 7,000.00          |
| Landscape - Trees Typical   | 28    | each      | \$ 500.00   | \$ 750.00   | \$ 14,000.00         | \$ 21,000.00         |
| Landscape - Turf  | 5,600 | sq. ft.   | \$ 0.80     | \$ 1.00     | \$ 4,480.00          | \$ 5,600.00          |
| Landscape - Irrigation Modification                                   | 5,600 | sq. ft.   | \$ 0.40     | \$ 0.80     | \$ 2,240.00          | \$ 4,480.00          |
| <b>Subtotal</b>   |       |           |             |             | <b>\$ 137,720.00</b> | <b>\$ 178,080.00</b> |
| <b>Subtotal - Walking Trails</b>                                      |       |           |             |             | <b>\$ 271,780.60</b> | <b>\$ 350,990.90</b> |
| Contingency (10%)   |       |           |             |             | \$ 27,178.06         | \$ 35,099.09         |
| Design + Permitting+ Construction Observation (12%)                   |       |           |             |             | \$ 32,613.67         | \$ 42,118.91         |
| <b>Grand Total - Walking Trails</b>                                   |       |           |             |             | <b>\$ 331,572.33</b> | <b>\$ 428,208.90</b> |

Walking Trails



near  
trails  
progression  
maintenance  
interest

first impression  
pedestrian  
arrival



oak  
anopy

experience  
gather  
welcoming

safety  
accessible  
hierarchy  
phase  
improvements  
visibility

plan for the future  
color

campus  
hierarchy  
accent  
community

brand  
wayfinding  
courtyard  
comfortable  
trail  
sustainable  
cohesive  
master plan

sustainable  
phase

healthy  
update  
preservation



maintenance  
guidance