

TUCKER AND HOWELL  
ARCHITECTS  
RHODES-HAVERY BUILDING  
ATLANTA 3, GA.

October 4, 1945.

Dr. George M. Sparks, Director,  
Georgia Evening College,  
162 Luckie Street,  
Atlanta, Georgia.

Re: Alterations Ivy Street Garage

Dear Dr. Sparks:

This will acknowledge receipt of your letter of October 3, 1945.

We have never lost site of the fact that you only had \$85,000.00 to spend on the Ivy Street Garage at the present time.

In the very beginning, without a detailed cost estimate, I told all concerned that off hand, to develop the four and a half floors to meet your requirements, that it looked like the very minimum cost would be around \$200,000.00. I was unwilling to trust this guess of an estimate and for the protection of all we employed Mr. Fiske to make up a detailed quantity survey of all materials and extend totals out based on unit costs. At this time electrical, heating, ventilating and plumbing plans were not designed and allowances for these items had to be made on a comparative square foot of floor area basis. The totals of this sheet including overhead profit, architectural and engineering as well as supervision fees ran to \$216,146.00.

On Wednesday, August 8th, (I believe the date is correct), the above information was presented at a meeting in Mr. Smith's office in the presence of Mr. Smith, Dr. Sanford, yourself, Mr. Fiske and the writer. Mr. Smith in very emphatic terms stated that such funds were not available and that if the improvements could not be accomplished within the \$85,000.00 that purchase of the building was out. You then stated that you could make large savings in purchasing thru the Government's Surplus Commodities. Mr. Fiske then suggested that you give him at this time the approximate amount of savings on the various items involved which you did and he marked them down opposite each item. These items totaled a deduction from the above figure of \$37,600.00 which still left a considerably high over-run in cost. These figures are on the original cost sheets dated August 7, 1945, as placed there at that time by Mr. Fiske.

These figures being entirely unsatisfactory you then stated that you would be willing to develop only the second and third floors. Mr. Fiske hurriedly estimated further deductions on this basis and turned them over to you. I don't know just what they were as I have no record altho I do know that they did come within your budget. On this basis we were told to proceed with the working drawings at which time I stated that it would seem logical that we

prepare plans for the complete four and one-half floors as Dr. Sparks expressed himself as of the possibility of revenues coming in from the Federal Government thru Federal Aid Students before the second and third floors were completed. We were instructed to prepare these plans this way. We were asked how long this would take and the writer said about six weeks, which as you will note below was not far off schedule.

All plans and specifications were completed on the below listed dates and immediately printed and delivered to your Office as follows:

Architectural	September 1, 1945
Heating and Airconditioning	" " "
Plumbing	" 14, "
Electrical	" 24, " (Monday)

In your second paragraph you refer to a statement by Mr. Driftmier during our early meeting at the Regents Office. I do not recall his statement at this time as very shortly afterwards you told us that Mr. Driftmier was out of the picture and that our dealings were to be directly with you and Mr. Smith.

Your fifth paragraph is according to our recollections but was based on omitting the development of the first and fourth floor areas in addition to savings in your purchase costs.

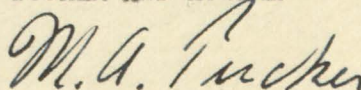
In your sixth paragraph, your quotation from the last paragraph in my letter to you of August 21, 1945, was made based on the following facts.

Previously to this date I had called on you several times during the preparation of drawings and on one occasion you stated that you had just received information that several large Military Plants had just received orders to close down and that you were advised that you could do much better than you had anticipated with purchases and your optimism led me to believe that you were of the opinion that you might get the whole development within your cost. This of course made me as happy as it did you, however, I was still skeptical of the cost and stated so in this paragraph.

All the above statements are made to the best recollections of the writer and believed to be substantially correct.

Very truly yours,

TUCKER AND HOWELL



M. A. Tucker