

COST ANALYSIS

MEMBERS' HOUSING PROJECT

ORIGINAL H. H. F. A. APPROVED BUDGET

ACTUAL PLUS PREDICTED TO DATE

1. Preliminary	\$ 20,700.00		\$ 7,589.57
2. Land	-		
3. Construction			
a. Budgeted	1,797,075.00		
b. Awarded (Sovereign Base Bid)		\$1,564,888.00	\$1,564,888.00
c. Contingencies		(232,187.00)	
a. Sovereign Change Orders		94,377.11	
b. Other contractors		<u>48,382.27</u>	
			\$ 142,759.38
4. Engineering	76,000.00		
a. Breuer Contract		81,391.60	
b. Supervision		<u>29,069.46</u>	
			\$ 110,461.06
5. Legal and Administrative	7,500.00		
a. Legal Fees to Date		4,054.12	
b. Insurance		4,252.81	
c. Bond Counsel (Approx.)		<u>5,000.00</u>	
			\$ 13,306.93
6. Interest	28,875.00		
7. Project Contingency	21,200.00	(Claim Settlement)	13,000.00
8. Gov't Field Expense	<u>7,500.00</u>		<u>7,500.00</u>
TOTAL	\$1,958,850.00		\$1,859,504.94

FURNITURE AND FIXTURES

BUDGET

ACTUAL TO DATE

\$300,000 (approximately)

1. Fixtures	\$ 52,031.64
2. Furniture	252,194.43
3. Storage, Moving Installation	<u>6,905.52</u>

\$ 311,771.59

To: Faculty
V

THE INSTITUTE FOR ADVANCED STUDY
PRINCETON, NEW JERSEY

July 10, 1957

Mr. Samuel D. Leidesdorf
125 Park Avenue
New York 17, New York

Dear Mr. Leidesdorf:

I am returning your letter of June 29, from Mrs. Maurice Smith. I have looked into the property and I am certain that it is beyond the means of any faculty members now in search of housing. Furthermore, it is such a distance from the main body of the Institute property, that I cannot believe that it would be a wise investment on our part.

Cordially yours,

Minot C. Morgan, Jr.
General Manager

MCM:jp
enc.

June 29, 1957
Carter Road, R. D. 2
Princeton, N.J.

Mr. S. D. Leidesdorf,
Institute for Advanced Study
Princeton, New Jersey

Dear Sir:

I am taking the liberty of writing you about ourr house on Carter Road. We are considering the sale of this house and thought it might interest you because of your connection with the Institute for Advanced Study.

Our house is of French design. The interiors are panelled with imported French woodwork; the floors are of the finest oak and black walnut; and there are beautiful marble mantels. Several of the rooms--the salon, dining room, the upstairs living room and impressive foyers are twelve feet high. Many of the architectural details in the interior of the house came from the Vanderbilt mansion on Fifth Avenue in New York. There are ten rooms and four baths. It has a quiet elegance, is inexpensive to operate. It is newly built, having been completed in 1949 after two and a half years of careful construction.

We are interested in selling the house with five acres. It is a unique building and we should like it to get into the hands of someone connected with the academic life in Princeton.

We have not made any general offering of this property, and should prefer to deal with principals directly. If you are interested we shall be glad to have you come to see it. Our telephone number here is Princeton 1-3129-J-2.

Sincerely yours,
/s/ Lella Bradley Smith
(Mrs. Maurice Smith)

NOTE ATTACHED:

Dear Mr. Morgan:

Will you please show to Dr. Oppenheimer the attached copy of letter from Mrs. Maurice Smith and let me know how it should be answered.

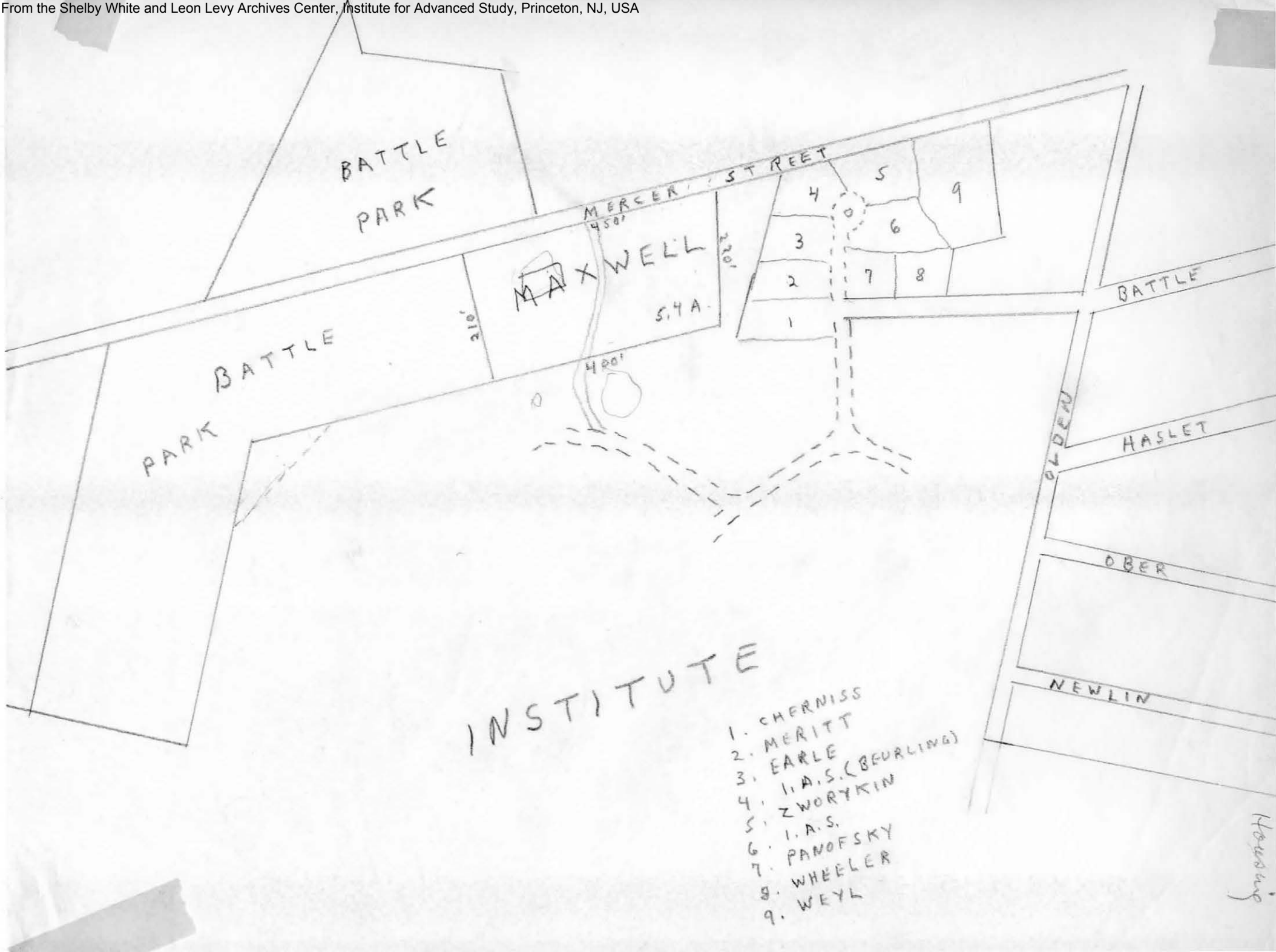
Sincerely,
/s/ S. D. L.

8/20
make
housing
folder

Dr. Oppenheimer :

Mr. Agle telephoned. He has talked to Gen Nelson about the possibility of financing a private housing project, and Gen Nelson was cool on the idea. He said that the fact that it wasn't for full 12 mos. tenancy would be a deterrent to any private investment.

r



Tn. Housing

April 21, 1955

Dear Mr. Leidesdorf:

Dr. Oppenheimer asked me to send you the enclosed copy of a letter from Mrs. Garrison which represents the views of Mr. Lewis, Mr. and Mrs. Hochschild as well as the Garrisons on the Institute Housing Project.

Also enclosed is a copy of a letter which I believe is self-explanatory.

Sincerely yours,

(Mrs. Wilder Hobson)
Secretary to the Director

Mr. Samuel D. Leidesdorf
125 Park Avenue
New York 17, New York

Enclosure

*Copy to Leida Eff
Lewis, Hochschild, Garin
news.*

133 EAST 64TH STREET

April 15, 1955

Dear Robert,

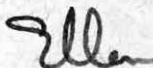
As you know, Lloyd and I have just finished building a little house in the country so we are very aware of what it feels like to live in a house in the country. When we saw the models for the new housing for the Institute, Lloyd and I and also the Hochschilds and Lewises all had the same thought, and it is our only criticism of the scheme, which in other respects seems to us admirable.

None of the houses have windows on the sides to give a cross draft. They might as well be standing in a city block because the rooms only face in one direction. We all know the joy of being able to look out of a room in two directions and even more important to get a little breeze which often can only come when there is cross ventilation. I know that each house is equipped with a fan in

the attic, which is a very good idea, especially for the middle of the summer, although Mary says very often there are thunder storms in Princeton in the summer which cut off the electricity, so the fans may not always work. But often there are warm days in the winter, spring, and fall, when one would want to get a cross draft in a room without turning on a fan, and Lloyd says that I may write you this letter telling you how we all feel. Please don't think that we want to disturb anything that you have planned, but it is so easy to make a small change before the buildings are started. A room which faces in only one direction gets less sun than one which faces in two directions. Please know that we are only thinking of the pleasure that will come to the people who are going to live in those houses.

Lloyd and I leave tomorrow for Africa and we hope to see you and Kitty when we come back.

Yours,



Dr. Robert Oppenheimer
Institute for Advanced Study
Princeton, New Jersey

Tn. Housing

THE INSTITUTE FOR ADVANCED STUDY
PRINCETON, NEW JERSEY

OFFICE OF THE DIRECTOR

11 March 1955

Memorandum to File:

At the meeting of the Finance Committee of the Board of Trustees of the Institute on March 11, 1955, it was agreed that in the sale of the Earle property the Institute would consent to an alteration of the deed, waiving our right to acquire the property at any time, at appraised value, and retaining instead the right to an option for purchase at the appraised value in the event that the owner wishes to sell. In the case of the sale of the Earle property to the Williamsons, the Williamsons will undertake to grant the Institute an option for purchase either at \$50,000 or at the appraised value at the time of sale, whichever is the lower. If the Institute does not exercise this option, the terms of the revised deed, which give the Institute an option to purchase at the appraised value, will remain in force.

It was further agreed that, although I would make no attempt to alter the corresponding provisions in the deeds of other property in the Battle Road Circle area, such alteration would in general be made when appropriate and necessary.

At this same meeting, I was also instructed to retain a discreet agent to represent us in connection with the Maxwell property. The Institute would not like to see a housing development on that property, and would have use for the eastern portion of it--east of and up to the access road. The agent should not disclose our interest in the property, but if appropriate should attempt to acquire the eastern half of it for us. If this is impossible, and if the whole property is available at a low enough price, he should explore that possibility too. Final determination rests with the Finance Committee.

R. O.

Robert Oppenheimer

Copy to: Mr. Maass
Mr. Leidesdorf