

NOV 14 Rec'd

WM. WARD WATKIN
ARCHITECT
SCANLAN BUILDING, HOUSTON

WM. WARD WATKIN, M.A.I.A.
C.M. SANFORD
A.S. NUNN

November 13, 1923.

President Edgar Odell Lovett,
Wm. M. Rice Institute,
Houston, Texas

Dear President Lovett:

I enclose herewith the estimate of Mr. D. A. Crawford made upon the sketches sent to you by Cram & Ferguson, representing the proposed president's house for the Institute. Mr. Crawford made an especial effort to try to be as accurate as possible from the drawings which were available. I secured a brief specification from Boston and gave Mr. Crawford copies of this to prepare his figures from. My impression is that the figure is too low, and it would be better to add \$10,000.00 to it to make a moderate protection against the detailed design which Mr. Cram has prepared.

I wish to report concerning the items which are necessary and attendant to the complete cost of this house, as follows:

The plumbing and heating would require approximately \$10,500.00.

The electric work and fixtures approximately \$3,500.00.

The preparation of the grounds would require additional figuring to the extent of 2,000 yards, and a general re-grading to make a satisfactory lawn, which would represent a total cost of between \$3,500.00 and \$4,000.00.

The connections to the power plant consist of a water supply and a main steam supply and return. I figured that it would not be economical at all to extend refrigeration service from the power plant to the house. These services of water and steam extending approximately 1300 feet, would represent a cost of between \$2.50 and \$3.00 a foot, or a maximum of \$4,000.00.

Sewers, both sanitary and storm, would have to be provided to the location of the house. If a sanitary sewer is put down by the City to properties at the rear of the Institute near the house, connection will be relatively moderate, but if connection has to be made to the sewers of the Institute, the distance is about 900 feet to the nearest sewer. Storm sewers are reasonably adjacent and can easily

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be connected. (I approximate the total cost of connection, both sanitary and storm, would be \$1,500.00.)

In addition to the grounds, there would be need for some carefully selected shrubbery, for some new road material and new roads, although the extent of these is not great. This work might be done as low as \$2,500.00, although it would be safer to set aside between \$3,000.00 and \$3,500.00 for the total.

The above items are re-tabulated as follows:

General contract	\$108,000.00	
Mechanical contracts	14,000.00	
Filling in, etc.	4,000.00	
Connections to power plant	4,000.00	
" to sewers	1,500.00	
Roads and shrubbery	3,000.00	
	<u>\$133,500.00</u>	
Architect's fees, approximately	7,000.00	
		<u>\$140,500.00</u>

To approximate the furnishings is extremely difficult. The only way I can do it at all is by rooms, and placing a value for the furnishings in each room. I would estimate that if it were done in good character but with really a decided intention for economy, they could be furnished, according to the enclosed schedule, amounting to a total of \$22,500.00, representing, therefore, a total cost of around \$163,000.00 for the house.

As to the time required to build such a home, I should say that it would not be safe to figure less than twelve months from date, or between nine and ten months after the working drawings were completed.

On a separate sheet enclosed you will find the

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basis upon which the estimate furnished us has been suggested.

With very best wishes, I am

Very truly yours,

Wm Ward Watkin
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"Schedule of Furnishing Cost Per Room (estimate per room includes furniture, rugs and draperies), President's House, Rice Institute."

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Formal suite

Reception hall	\$1,500.00	
Salon	3,000.00	
Library, including study	2,500.00	
Dining room	2,500.00	
Second and third floor suites, 5 rooms @ \$600.00	<u>3,000.00</u>	
		\$12,500.00

Private side of house

Reception hall	\$ 900.00	
Parlor	1,250.00	
Living room	1,250.00	
Dining room	1,000.00	
Kitchens, etc.	1,000.00	
6 bedrooms @ \$600.00	3,600.00	
Halls	<u>1,000.00</u>	<u>10,000.00</u>

\$22,500.00