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<i>R & D Administrative Files</i>	
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Folder No.	<i>Entrance Box</i>
Notes	
Found By	<i>John Storer</i>
Dates	<i>Copied 7-21-94</i>

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March 12, 1952

DOCTOR JOHN H. LAWRENCE

Dear Doctor Lawrence:

The undersigned had a meeting with Mr. Louis De Monte today concerning the New Donner Annex and discussed also the Metabolic Unit. The results of this conference are as follows:

A. Donner Annex

First of all we presented Mr. De Monte with the check list and preliminary estimate of space needs for the New Donner Annex as originally compiled by Mr. Ellis Myers, at your request. This check list, although it did not include certain items such as hall space, did include such things as toilets, supply rooms, janitors' lockers etc. Mr. De Monte said that he would rather have the estimates not show such things as hall space, toilets, janitors' rooms, etc., estimates should run mainly to offices, laboratories and storage, in other words, space actually needed for the operation of the building from the research aspect. The original estimate as compiled by Mr. Myers showed a net total of 18,290 square feet. Mr. De Monte deducted 1,340 square feet from this figure because of the above explanation, arriving at a new net total of 16,950 square feet, and after adjusting this figure of 16,950 net square feet to a gross outside square footage, the figure then converted to 28,000 square feet gross. The construction costs as figured today are as follows: \$44.00 per square foot for net space and \$26.80 for gross square footage, figuring out to \$750,000. This would then represent the approximate cost of the building on the space needs as estimated by Mr. Myers. For your information, the present Donner figures as carried in Mr. De Monte's books show Donner having 15,832 square feet net and 20,700 square feet gross. Therefore, the building estimate by Mr. Myers is actually larger than the present Donner building. Mr. De Monte based the above costs per square feet on what he regarded as reasonable for a laboratory comparable to the existing Donner Laboratory and not for a building such as the Virus Laboratory, which he figures to be extremely complex.

For the sake of some comparisons, the present Virus Laboratory with a net of 40,904 square feet cost \$1,715,000 entirely complete. This can be broken down as follows:

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METABOLIC UNIT
MASTER FILE
BOOK I

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Doctor John H. Lawrence Page 2 March 12, 1952

The Building	\$700,000
Mechanical Equipment	500,000
Architectural Planning, Ground Development, Inspection, Etc.	165,000
Laboratory Furniture	<u>350,000</u>
	\$1,715,000

The figure of \$1,715,000 converted represents a cost of \$40.30 per square foot. The new Chemistry building on the Hill to be built for the Radiation Laboratory is 31,000 square feet gross, which will cost \$1,150,000, which actually represents only 75 per cent of the cost for this building as no fees, utilities, landscaping, grading etc., have been included. The actual total on that basis would run nearer \$1,500,000, or roughly \$50.00 per square foot. The space requirements as set forth by Mr. Myers converted to an actual building would be about what the site would take and would cost approximately \$750,000.

For preparing some data in advance for the visit of Mr. Donner and Mr. Maes, Mr. De Monte recommends that you send a letter to Mr. Corley asking estimates on a building representing the amount of money you might expect to have available for the purpose. For example, you could ask that estimates be made available for a building containing the amount of space that might be constructed for \$400,000, and an estimate for a building that might be built for \$500,000 and so forth, or whatever other figure you choose to put here. It would also be quite permissible to ask Mr. Corley what would be the cost of a building ideally suited to the site and to our requirements.

Mr. De Monte also feels that it would be impossible for the Architects to draw up any preliminary plans or to handle anything other than the preliminary cost estimates prior to this visit. However, with this information at hand, it would be possible to then talk with Mr. Donner and Mr. Maes about the possibility of obtaining a preliminary drawing. It might then be possible that the Donner people would see fit to make enough money available to have an architect appointed to draw up good preliminary working drawings which could then be submitted for cost estimates and bids. It also was pointed out that the University does not do any of this work in the Architects' Office, this

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Doctor John H. Lawrence Page 3 March 12, 1952

is all farmed out to commercial architects.

Mr. De Monte infers that if you and/or Mr. Donner have any preference for an architect, that the University, through President Sproul, will always give this their whole hearted consideration. Of course, they must be notified as to this preference, otherwise the architect will be selected by the Regents from a list submitted to them by the University Architects' Office.

B. Metabolic Unit

As regards to the architect to be chosen for the New Metabolic Unit, we do not know who he will be, but we do know it will not be the man who designed the Virus Laboratory. The architect for this unit will be appointed by the Regents at the end of this month from a list of two or three architects submitted by the University Architects' Office.

We have been assured that whoever the architect is, he will have to conform with the outside architecture as already established by the overall Cowell design, and the interior design will conform to the needs and desires of yourself. A meeting of yourself and the architect named can be expected to take place very shortly after he has been chosen. On the preliminary plans of the Metabolic Unit, Mr. De Monte believes that from the day that the architect for the Metabolic Unit is chosen, it will be approximately two months before completed working drawings of both a one and a two story addition can be accomplished and could then be presented to Mr. Reynolds for A.E.C. consideration.

Sincerely,

James L. Born, M. D.

R. A. San Souci

JLB-RAS:mg

cc Dr. Born
Mr. San Souci
Donner Annex File
Metabolic Unit File ✓

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