

# ZIMMERMAN, EVANS & LEOPOLD

CONSULTING ENGINEERS

(OFFICE MEMORANDUM)

TO: H. F. Zimmerman  
FROM: J. H. Leopold  
DATE: November 8, 1968  
SUBJECT: ATLANTA HOUSING, JONESBORO ROAD PROJECT

October 15, 1968

Called on Mr. James L. Meyerholtz, Vice President of Trust Company of Georgia and learned that Trust Company would be interested in providing construction financing for the project based on one percent per year discount, and the going interest rate (currently 8 percent).

October 31, 1968

Received letter from Trust Company of Georgia confirming their interest in providing construction financing subject to satisfactory contract arrangements between AHA and Developer.

November 4, 1968

Developer, Architect and Contractor presented formal proposal in morning conference at AHA. Total price was equivalent to \$20,500 per dwelling unit (160 units).

AHA explained that the above price exceeded budget limitations. Discussion ensued on possible changes and deletions to bring price down. The following four categories of changes were discussed:

1. Minor construction detail modifications and substitutions
2. Omit precast fin and screen walls
3. Omit wall covering
4. Omit miscellaneous doors

Developer submitted amended proposal in the afternoon reflecting \$201,098 savings related to the above categories. This brought total price down to equivalent of \$19,250 per unit.

It was explained that any further significant reduction would require change from all-masonry floor and wall construction to dry wall, wood stud and joist construction with brick veneer.

November 7, 1968

Developer advised via telephone by AHA that HUD budget limitations require further cost reduction, and that dry wall, wood stud and joist construction with concrete topping for second floor should be used to effect maximum savings. Developer promised to expedite revised designs and cost estimates for submittal as soon as possible.

JHL:jcl