

October 31, 1961.

In May 1959, the duly appointed Housing & Sites Committee ( Del Grosser, Chairman, James Weissburg, Edward Weingart, Robert Litman, and Joseph Liebling) met with all pertinent committee heads and established acreage and building requirements. Approximately 15 sites, including possible, rental or purchase of existing buildings, in the Brentwood to Jefferson region were examined. Land prices were discussed with realtors, and with the assistance of Elkan Avner, R.A., and other architects, the Gill Hall site was selected. Membership approval was obtained at the Fall meeting of 1959.

The land was purchased from the Old Vienna Corp., starting negotiations in December 1959, and the deed signed January 1960. The sale was for 4 $\frac{1}{2}$  acres, at \$20,000 plus approximately 1 acre as a gift, total to be paid over three years. At the present time \$18,000 has been paid. Satisfactory zoning was obtained from Jefferson Boro in the spring of 1960.

Starting in May, 1960, the committee, plus Messrs. J.E. Rosenberg and Mentser as Chairman of Membership and Education, respectively, examined the qualifications of six architects. Nathan Cantor, R.A., was recommended, based on designing a great number of previous buildings of similar type, plus a working organization.

Mr. Cantor, and the committee, (with the addition of Marvin Sukolsky) worked out the preliminary plans for a \$75,000 building of adequate capacity. At the fall general meeting of 1960, the membership approved retention of Mr. Cantor, authorized \$75,000 for construction of a building, and established the Compulsory Building Fund Program.

Building plans and specifications were completed during the winter of 1960-61. Bids were requested of eight building contractors, and five were returned in March, 1961, bids ranging from a high of \$135,000 down to \$112,000. The committee and the Board rejected all bids. The Board requested the committee to plans redrawn by Mr. Cantor, under his contract, for a building which would be more realistically estimated at \$60,000. The Board re-evaluated the returns from the Building Fund as sufficient to support a \$60,000 loan.

Messrs. Jacket and Duker were added to the committee.

While the plans were being redrawn, the committee investigated rigid steel frame construction as a less expensive alternate to the Brick & Block construction thus far employed. A rigid frame building for \$64,000 was recommended to the Board at the June Board meeting. The Board, directed the committee (now the Building Committee) to obtain comparable quotation for brick & block construction. The two quotations were compared at the July Board meeting, and the Board voted to proceed with Conventional Brick & Block construction.

Preliminary plans and specifications, were examined by the committee in August, September, and October 1961, and were returned to the architect for directives and corrections. These drawings have not been resubmitted to the committee. When corrected, and accompanied by complete specifications, they will constitute the final plans for the building.

Sewage disposal will be included in the design of the building. Soil conditions have proven unsuitable for a Septic System, and negotiations are now underway with the Pleasant Hills Authorities to connect into their sewage system. At present, negotiations to this end are awaiting acceptance of this plan and the Billing details by Jefferson Boro, in which our site is located.

This report, respectfully submitted by

Del Grosser, Chairman, Building Committee.

*Del Grosser*