

JULIA MORGAN
Architect
1135 Merchants Exchange
San Francisco

Use for business
method
finally back to Monday Club

August 11, 1933

Miss Grace E. Berneberg
1200 California Street
San Francisco, California

Dear Miss Barneberg:

It seems to us that a very satisfactory way to build the Monday Club building would be, instead of having the plans and specifications go out to several general contractors for lump sum competitive bids, to have a chosen contractor handle the job on a fixed contract, this contract to be the sum of all sub contracts arrived at competitively plus insurances, and a sum to be agreed upon as fair with the builder to cover his possible profits and losses. Otherwise, instead of having competitive general bids from three or four men, you would have competitive bidding on all the items entering into the cost except the item covering the builder's profit and loss.

By using this method, the contractor secures competitive figures for each of the various parts of the work and the most desirable propositions are selected in consultation with the architect. The contractor then sums up the sub bids and costs, adds the agreed upon fee for himself, the total being the contract price, to be signed for in the regular form. This method gives the owner a preferred builder, full benefit of comparative figures, a choice of sub contractors, and total cost not any greater, - in fact frequently less, than one obtained by free general competition.

Possibly Mr. Maino, a San Luis Obispo contractor whom you probably know, would be interested in a proposition for doing the work on this basis, and we would suggest that you talk with him regarding the matter.

Yours very truly,

JM:F

(11) Miss Berneberg