Yenching
Corres.
Gibb, J. M. 1925 Jan-Apr

燕京大學

CONSTRUCTION BUREAU

PEKING UNIVERSITY
(YENCHING TA HSUEH)
PEKING, CHINA.

PEKING

Jan. 9th, 1925.

Dr. Eric M. North,
156 Fifth Avenue,
New York City.

My dear Dr. North:-

I am surprised to find that it is nearly a month since I have written a letter to New York. This is partly due to the fact that we have cabled so much, also partly due that I have been trying to get together figures for which you have been asking, and partly because we have been short handed in the office thru sickness and otherwise. I am enclosing herewith five sheets. Number one and two sheets show the items as indicated in your sheets of Nov. 20th. I note that you have marked this, "Data as on June 30th, 1924. I do not understand this heading. I have marked mine, "Data as on Jan. 10th, 1925." Under column three, "Amounts Field understands Trustees have authorized", I have not placed many figures. The authorizations we have received have been in the main to erect certain buildings, and there have been no sums fixed. After the Berry Memorial, under column three, I have put G$50,000, as I have been given to understand that this is the amount of the gift. This building is more than 17% larger than Ninde Divinity Hall, and has some expensive features about it, so that the amount necessary to complete it will be all of the figure set down.

As we understand there are twelve residences authorized with six additional possible, with prices as they are, it does not seem as if we would be able to save much of the G$7,000. set as the average cost of a residence.

The Power Plant figures are a composite of what we know, what the engineers have been able to estimate, and our own estimate where theirs have not been forthcoming. We hope that the cost will be inside rather than outside these figures.

Groups D and E explain themselves.

I am somewhat nonplussed at the heading " requirements for moving", so much can be done at so little if it is absolutely necessary, on the other hand so much should be done to make the Campus approximate its possibilities, I have cut all the figures as close as possible.

The third sheets shows some notes which explain various items on the first two sheets.

Sheet No. 4. show the property needed to ultimately square out all of our holdings. We do not need this for the actual moving out, but all of it should be ultimately

purchased. The most of it can be gotten at price somewhat lower than those set down, if it can be purchased slowly, and at such times as the owners are ready to sell. To this end we should have authorizations to buy any piece as soon as it is on the market. Prince Pu Lun's land is still under negotiation. He does not dare to take a reasonable price, because he is afraid the members of his clan will demand so much from him that there will be nothing left. You will see that the Committee authorized me to offer a yearly payment. This has not been done , simply because we have had no time to undertake the rather extended negotiation necessary. The Ying Pei Land which controls the artistic screens and the water rights to the main site is under negotiation again. You will remember more than two years ago we paid $200.00 as one third of the price for a perpetual lease on this location. About the same time the then powerful military governor laid claim to it, arrested the man who had sold to the University, and set some of his soldiers to tearing down the screen walls. Some of us fortunately discovered this desecration before it had gone too far, and drove the soldiers off. Since when it has been a case of watchful waiting. The last political upheaval displaced the military man, and the local authorities are now ready to accept the annual rental, one tael per year, for the past three years, and to acknowledge our claim to the place. We are proposing to restore, in some measure, the walls and the boundaries as soon as the weather permits. If we are successful in this we will then consider our claim established, and make payment to the original seller, and gratuities to the local officials. The cost of this payment and the restoration are included under the Improvements of Grounds.

I am enclosing the minutes of the Grounds and Buildings Committee held on Dec .29th. Before this letter reaches you we should have replies from our tenders for the heating mains, and you will be in receipt of cable asking you for authorization to place the order. You will note that GB 726 covers this item.

Dr. Stuart has covered the residence item in his correspondence. We have been planning the remodeling of residences in Prince Tsai Tao Garden, and find that we will be able to have the following houses there:-

One with a dining, living, bath and two bed rooms, besides the kitchen and the laundry.

Two with a dining, study, living, three bed, and bath rooms.

One with a dining room, very large living room, and a possibility of six bedrooms or studies, and three bathrooms. This house has been suggested as a bachelor mess. Another will provide three rooms. Another will provide dining room, living room and four studies or bedrooms. This has been suggested as a Women's Mess. The seventh has not been divided up, but should provide an equal to an eight room house. As soon as these drawings are so far completed as to make it possible to print plans we will send you copies. In our estimates we are

suggesting arcola heat, electric light and bathroom facilities for at least ten of those reconstructed houses.

Since the meeting of the Committee we have bought Eunuch Li's house for $2,750.00, and this will make a possible residence. We have let a contract for one more residence on the east site, and are rapidly getting drawings ready to contract for three more.

To illustrate how agreements are made before the Chinese New Year, we yesterday made an advance payment on the ashlar for terrace of the Bashford Memorial. This payment was $2,000.00 on a $7,800.00 dollar contract, and by making the payment we were able to get a reduction of $250.00. You will note Vote No. 721. The lowest estimate for ashlar and balustrade for the terrace of Bashford Memorial was over $16,000.00. The Committee felt that with funds as scarce as they are it might be well to contract for the ashlar alone, leaving the railing for further consideration. In reading over this motion I am surprised to see that it reads," subject to the approval of the Trustees." This had escaped my attention, and a few days ago I let a contract for the light granite, approved by the Committee as stated above, and a payment is made on the same. I hope this will meet with the approval of the Trustees.

Dr. Luce is starting for America and takes with him a suggested plan and elevation for Infirmary. We will at an early date send the Trustees blue prints of this suggested building also,.

As indicated in this letter we find ourselves barely able to keep abreast of the work which comes to this office. We planned to dictate this letter thismorning, but a visit from the four ladies of the Women's College belated it until this afternoon.

Miss Cookingham became unhappy about living conditions on the Site, and wanted to set up house keeping for herself. Some of us here were worried lest this would prove too expensive, especially during the cold weather , and Miss Sargeant was trying to find a way to get married, so we thought it best for Miss Cookingham to relieve her. In the meantime a Mr. Flood formerly of the London Mission Treasurer's office in Shanghai became available. He is at present working on the material stocks, and may later on undertake the accounts thus relieving Miss Figourovsky for the correspondence and filing.

Yesterday we had a word from a Miss Hill, who has been a secretary on the Y.M.C.A. for more than a year, and who for health reasons would be glad to live in the country, and it is just possible that she will undertake part time work with the Construction Bureau.

You will doubtless have heard of the arrival of Mr. Eubank and the cattle, on a New Year's eve. At the same time one carload of plumbing and some heating equipments came from Tientsin. The first freight we had for a long time. We have also received a word that heating pipes are on the rails.

This only begins to meet some of our requirements, and we would like to get the rest of the heating equipment, and some of our lumber.

The Peking Office read to us over the telephone part of cable message which they have received today. This seems to indicate that the Trustees have not approved of the suggestion of changing the windows of the Administration building from groups of four to groups of six, and if the telegram is rightly understood it is suggests that we make our sash 2'9" wide. This is more than 5" wider than the sash in the Ninde Divinity Hall which are so wide as to be almost unpracticable in a climate like North China. Our letter in regard to the sash question was written in late November, and we waited until a week ago, when we gave instructions to saw lumber to make six unit windows. I have not had time to find out how far the sawing has progressed, nor have I been able to understand the usability of four unit windows, nor a possibility of waiting four weeks for the drawings, which you stated in your cable were being sent. It seems that if we wait the window frames will not be ready for the Bashford Memorial first floor, and we cannot afford to delay even a day when the New Year work commences.

Yours very sincerely,

Thomas Gregg Gilbert

Peking University,
REQUIREMENTS FOR MOVING IN SEPTEMBER 1925

Data as of January 10th, 1925.

Item	(II) Total Cost Completed	(III) Amounts Field Understands Trust. Have Authorized
A. Land.		
1. Main Site	G$ 67 180.96	65 409,41 (a)
2. N E Corner	16 515.40	10 000 (b)
3. East Res. Site	4 859.00	25 000 (c)
4. So. Res. Site	3.080.00	
5. 3 Chinese Res.	4 371.43	
6. Prin. Tsai Tao Gardn	1, 475.00 (d)	
	97481.79	99481.79
B. Buildings (e)		
Bashford Mml. (f)	131 435.18	(131 435.18) (g)
Ninde Divinity	39 880,15	
Berry Mml. Library	53 414,30	50 000.00
Chemistry & Geology	72 000,00	72 000.00
Physics & Biology	72 000.00	72 000.00
Dormitory No.1	43 576.21	
Dormitory No.2	41 646.00	
Dormitory No.3	43 148.10	
Dormitory No.4	43 352.40	
Refectory No.2	36 834.00	None
Dormitory New Type A	37 143.00	None
Dormitory New Type B	37 143.00	None
Refectory No.1.	36 834.00	None
Residences 25 at G 7000. average	175.000.00	84 000.00
Residences Overhead	10.000.00	None
Remodeling 10 Chinese	15 000.00	None
C. Power Plant.		
Trenches 6000 ft.	35 000	55 000 (h)
Heating Mains & bends	50 000	
Cold & Hot Water Mains	11 500	2 500 (i)
Water Settling Tank	1 800	
Water Tower	5 500	
Pagoda	6 000	6 000 (j)
Sewage	12 000	
Gas Plant & Pipe	17 000	
Electric Transmission	13 000	
Campus Lighting	2 000	
Repair Shop	5 000	
Boilers	27 000	65. 800 (k)
Steam Engines & General	19 500	
Oil Engine & Generator	7 500	
Switch Bnd. & Instrumts	7 200	
Steam Fttgs. etc	4 600	
Building 180'x100'	55 428	51,428.
Overhead	14 952	
Stack	10.000	

294 980.=

Peking University.

REQUIREMENTS FOR MOVING IN SEPTEMBER 1952

Data as of January 10th, 1952.

Item	(II) Total Cost	(III) Amounts Fixed	
	Completed	Undertaken This year.	Have Authorized
A. Land.			
1. Main Site	$ 75 1[illegible].00	25 [illegible].00	(a)
2. Ext Res. Site	4 [illegible].00	10 000	(b)
3. Ext Res. Site	2.080.00	50 000	(c)
4. 20. Res. Site	2 [illegible]		
5. 2 Chinese Res.	4 [illegible].42		
6. Prin. Last Two Certain	[illegible].00		(d)
B. Buildings (e)			
Science Hall. (1)	1[illegible].[illegible].00	(1[illegible].[illegible])	(g)
Mining Diving	2[illegible] 88[illegible].12		
Petr. Mat. Liptery	2[illegible] [illegible].30	20 000.00	
Chemistry & Geology	57 000.00	57 000.00	
Physics & Biology	57 000.00	57 000.00	
Dormitory No. 1	42 [illegible].42		
Dormitory No. 2	42 1[illegible].10		
Dormitory No. 3	41 [illegible].00		
Dormitory No. 4	42 [illegible].40		
Refectory No. 5	28 [illegible].00	None	
Dormitory New Type A	25 1[illegible].00	None	
Dormitory New Type B	25 1[illegible].00	None	
Refectory No. 1.	28 [illegible].00	None	
Residences 25 at			
6 [illegible] Overseas	1[illegible].00.000.00	84 000.00	
Residences Overseas	10.000.00	None	
Remodelling 10 Chinese	12 000.00	None	

C. Power Plant.

Transformer 2000 kv.	22 000	22 000	(h)
Heating Mains & pumps	20 000		
Cold & Hot Water Mains	11 200	5 200	(i)
Water Softening Tank	1 800		
Water Tower	2 200		
Pergola	3 000	3 000	(j)
Sewage	15 000		
Gas Plant & Pipe	17 000		
Electric Transmission	12 000		
Chinese Lighting	5 000		
Repair Shop	2 000		
Boilers	75 000	22 800	(k)
Steam Engines & Generator	200		
Generator & Transformer	2 200		
Instruments	3 500		
Steam Effg. etc	4 800		
Building [illegible]	24 [illegible]		
Overhead	1[illegible] 5[illegible]		
Stack	10.000		

Requirements for moving in September 1925.

D. Equipment.

Bashford Memorial	G$	10,640.
Ninde Divinity		4,000 (L)
Berry Mml.Library		5,715
Chemistry & Geology		13.715 (M)
Physics & Biology		13,715 (M)
4 Dormitories		1,430
Refectory		572 (572.00)
2 Additional Dormitories		1,500

E. Improvement of Grounds

Surface Drainage	G$	1,719.
Roads and Paths		3,720.
Fences		977.
Trees and Planting		1,206.
Restoring Old Building		1,429 (N).
Wall of Lakes		1,148
Filling & Grading		1,719
Bridges		3,438
Lions & Monuments		1,378
Gathe Houses		5,718
	G$	22,452

Residence Site East Including Water Mains Electric Mains etc.	G$	11,430
South Site		6,000

Residence Site East	
Including Water Mains	
Electric Mains etc. C$	11,420
South Site	8,000

	C$ 25,425

D. Equipment.

Research Memorial C$	10,840.
Mines Drainify	4,000
Petty Mem. Library	2,172
Chemistry & Geology	12,172
Physics & Biology	12,172
& Dormitories	1,420
Refectory	572
5 Additional Dormitories	1,200

E. Improvement of Grounds

Surface Drainage C$	1,170.
Roads and Walks	3,057.
Fences	776
Trees and Planting	1,305.
Resfoting Old Building	1,489 (W)
Wall to Lakes	1,148
Filling & Grading	1,170
Bridges	3,482
Lions & Monuments	1,378
Gate Houses	2,170
	C$ 25,425

Requirements for moving in September 1922.

Notes Accompanying Estimates of Amounts necessary for moving.

(a) Gold cost as shown in Mr. Krause's balance sheet of June 30- 1924

(b) Amount authorized by Mr. Warner which can be spent from his G$25000. gift for Athletic building, to go into filed if necessary.

(c) This is total amount reported by Dt. Stuart as available for residence land Jan. 1923.

(d) Rental paid to date annual rental G$800.7 or eight residences.

(e) There will be amounts that the Trustees have contracted to pay to Mr. Murphy to be added to the sums set down here.

(g) The field has understood that in authorizing a building the trustees authorized the amount that it took to build that building.

(f) The estimate for the Bashford and Berry Memorials is approximate as the field still has no detail drawings and cannot tell how much work and expense may be involved.

(h) We are not informed whether the opening of credits in Europe for machinery absorbs this authorization or not. The figure of authorization here and in I includes a total 5500 authorized by the Women's College.

(J) This is a gift from Mr. James Porter reported by Prof. L.C. Porter.

(K) Items from Boiler to Steam Fitting are this offices division of the European credits which total to G$65.800.

(L) A request has gone home to the Donors of this building giving details of this item and it is hoped that they will make such provision.

(M) These items represent the balance of the L.C. 150.000 provided by the C.M.B. for this building. All of which according to the condition of the gift is to be used for that building and equipment.

(n) This includes an antique Temple gate way found on the site and the marble boat both of which have been restored so far as to prevent them going to pieces any further. There are also the Screen walls (Ying Pei) on the property opposite to us. This property is being negotiated again, and we have every hope of securing possession of it. If we do we must do some restoring immediately so as to consolidate our claim. Other amounts under improvements of grounds are being slowly spent as progress of work make them necessary.

Notes Accompanying Estimates to Amounts necessary for Working.

(a) Gold coef as shown in M. Kramer's pamphlet sheet to June 30- 1924

(b) Amount authorized by M. Warner which can be spent from his C$2000. Gift for Aquatic building. of 8% info filled it necessary.

(c) This is total amount reported by Dr. Smart as available for residence land mel. 1924.

(d) Rental paid to date annual rental C$800.7 or eight residences.

(e) There will be amounts that the Trustees have contributed to by M. Murphy to be added to the sums set down here.

(f) The field has undergone that in authorizing a building the building that.

(g) The field was enlarged by the amount that it took to build that building.

(h) Estimate for the Beatrice and Betty Memorial is approximate as the field still has on defail drawings and cannot fall now be involved. much work and expense may be involved.

(i) We are not informed where the opening of credits in Europe for machinery spaces this authorization or not. The figure of authorization here and it includes a total 2200 authorized by the Women's College.

(j) This is a gift from Mr. James Porter reported by Prof. L.C. Porter.

(k) Ifama from Boiler of Steam Heating are this office circulars to the Entomean credits which total to C$22.800.

(l) A repeat can come home of the donors to this building Giving defails to this item and it is hoped that they will make more provision.

(m) These items represent the balance to the L.C. 120.000 provided and of Gymnasium accounting to Ila to which B.M.C. for this building. the building and equipment conditions to the gift is of be based tot and site and no bonus view Temple Esq. supplies as equipment to as tat or tat to which year need to add total and the balance of the Trustees of the building of the Trustees. These are also and the site. Ina.

(n) Note: Kramer's pamphlet (Ity Ley) on the property appropriated is the building Mlegr. and we have very to open to the Trustees amount of the property. It is to allocation two claim. Other amounts authorized as of as of yleslibemmi under the building erected to stamovrgmi to ebmogrg are the ylwole image as progress to know make them necessary.

Sums spent for property by the Construction Bureau to date.

Main Site		
Ting & Eastward	Plot No. 33	
	38	
	39	
	41	
	42	$ 5.447.40
South West Corner		
	Plots No.34&35	
	Plot No.36	
	Plot No.37	
	Plot No.43	1.714.20
North East Corner		
	Plot No. 50	
	 54	
	 56	
	 57	
	 58	8.101.86

Residences.

East Residence	Plot No. 40	
	46	
	47 & 48	
	49	
	53	5.303.12
South Residence Compound		
	Plot No. 45	
	51	
	52	
	55	4.590.00
Tsai Tao Garden	8 Residences	2.581.56
	.. .. Annual Rental $1.400.00	
Residences	No.4	
	No.6	4.900.00

Property Needed.

Note. Prices given are those for which the various pieces can be bought now. If the pieces are bought slowly prices can be somewhat reduced.

South West Corner (Pieces needed for ultimate Women's Dormitories expansion)

Hsieh Garden Poor Houses	$2.000.00
Liu Brothers houses moderately good	8.000.00
Chieng, Liu & Li Poor houses	4.500.00

South West Contiguous

Eunuch Li's house suitable for residence	2.800.00
Prince Pu Lun's Land 84 Mou Practice School	12.000.00
Ying Pei Land paid $200.- is being arranged for additional	900.00
Restoring walls and Screens	3.500.00
South boundary graveyard Hsieh or Liang	300.00

North East Corner

Barber Shop	800.00
Li Hsiang San	5.000.00
Yao Pu Shun	3.000.00
Chin (Coal man)	1.400.00
Tsan Tou Yang	3.500.00
Funeral Shop	1.000.00
Cavalry Station	3.000.00
Chang	3.100.00
	20.800.00

should be bought for $14,100.00.

South Residence Compound Mud house in North West Corner $ 800.00

East Residence Compound 3 pieces on North boundary 3.200.00

Reserved Fund To be used for purchases of contiguous pieces, and houses suitable for residences which may come on the market from time to time 10.000.00

Property Needed.

Note. Prices given are those for which the various pieces can be bought now. If the pieces are bought slowly prices can be somewhat reduced.

South West Corner (pieces needed for Ultimate Women's Dormitories expansion)

Wang Garden Poor Houses	$2.000.00
Liu Brothers houses moderately good	8.000.00
Chieng, Liu & Li Poor houses	4.500.00

South West Contiguous

Wuwch Li's house suitable for [illegible]	2.500.00
Prince Pu Lun's land and on Practice School	12.000.00
Ying Pei Land paid 200.-- is being arranged for additional	900.00
Westering walls and screens	3.500.00
South boundary graveyard Wang or Liu	300.00

North East Corner

Barber Shop	800.00
Li Haiang San	5.000.00
Yao Pu Shun	3.000.00
Chin (Coal man)	1.400.00
Tsan Tou Yang	3.500.00
Funeral Shop	1.000.00
Cavalry Station	3.000.00
Chang	3.100.00
	20.700.00

should be bought for $14,100.00.

Contiguous Compound [illegible] 2.200.00

East Residence Compound 3 pieces on North boundary 3.200.00

Reserved Fund to be used for purchases of contiguous pieces, and houses suitable for residences which may come on the market from time to time 10.000.00

Walt Cube 1/20/25 35.2

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

CONSTRUCTION BUREAU

14th Jan, 1925.

My dear Sirs:-

We are enclosing herewith a schedule of Radiation, schedule of boilers, and schedule of pipe and fittings for twelve residences in course of construction for the Peking University, in the suburbs of Peking. We would be glad if you would quote us for supplying this material, quotation should be c.i.f. Tientsin, China.(The University will procure a Customs duty free pass.) For purposes of convenience in this office, this schedule of boilers has been taken from American Radiator catalogue. It will not be necessary to quote for these boilers. Full information must, however, be given as to type of boiler quoted for, with full test and specifications. Also as to type of Radiation quoted for, with full information. In quoting for pipes and fittings, quality of pipe with tests and etc., must be specified. Also what type of thread on fittings and pipes must also be specified. All things being equal, we here prefer English thread. Date of delivery in Tientsin (and possibly a Bank guarrantee covering delivery) will be necessary

This schedule is for twelve installations, there will be at least eight and possibly twenty others to follow, and if prices hold, the entire order will be given to the same bidder.

In quoting, quotation should be divided into three parts; one for radiation, one for boilers, and one for pipe and fittings, as the order may be divided in this way.

After the order has been placed it will be necessary for the shippers to give early information as to number of packages, name of boat, and value of cargo so that the University can secure duty free pass.

Date of delivery will be one of the governing factors in placing the order, and the University does not bind itself to accept the lowest or any bid.

Payment will be effected nine-tenths against Ocean Bills of Lading, and one-tenth when the material has been received at the University Site, via Tsinghua Station of the Peking Suiyuan line, and has been checked in and tested.

Very sincerely yours,

HEATING FOR 12 HOUSES

With letter of 1/20/2

27

To be filled in Chicago

Am. Radiator Co.

~~Becker~~,

Durham Boiler Co

Hal

Pipe

4" pipe	300 feet
3 1/2"	100
3 "	600
2 1/2"	600
2"	1300
1 1/2"	1100
1 1/4"	2560
1"	3840
3/4"	1400

Pipe Fittings - Tees

30	4 x 1 Tees
10	4 x 3/4
10	4 x 3 1/2 x 1
10	4 x 3 x 3
10	3 1/2 x 2 1/2 x 2 1/2
12	3 x 1
10	3 x 1 1/4
10	3 x 2 1/2 x 1 1/4
4	3 x 3/4
4	3 x 2 1/2 x 2
16	2 1/2 x 2 x 2
24	2 1/2 x 2 x 1
4	2 1/2 x 3/4
6	2 1/2 x 2 x 1 1/4
4	2 1/2 x 1
10	2 1/2 x 1 1/4
14	2 1/2 x 1 1/2 x 1 1/2
4	2 1/2 x 1 1/4 x 1 1/4
4	2 1/2 x 2 x 1 1/2
20	2 x 1 1/2 x 1 1/4
16	2 x 1 1/2 x 1
18	2 x 1 1/2 x 1 1/2
6	2 x 1 1/4
4	2 x 1
4	2 x 1 x 1 1/2
14	1 1/2 x 3/4
20	1 1/2 x ~~XXXXX~~ 1 1/4 x 1
34	1 1/2 x 1 1/4 x 1 1/4
10 0	1 1/4 x 1 x 1
20	1 1/4 x 1 1/4 x 1 1/4
10	1 1/4 x 3/4
10	1 1/4 x 3/4 x 1
10	1 1/4 x 3/4 x 1 1/4
50	1 x 3/4 x 3/4
20	1 x 1 x 1
10	1 x 3/4 x 1
10	1 x 3/4
10	3/4 x 3/4 x 3/4

Pipe Fittings - Elbows 90°

20	4"
56	3"
60	2 1/2"
64	2"
~~2202~~	

Pipe Fittings - Elbows 90°

20	4 x 1 Tees
10	4 x 2\4
10	1 x 2\4
10	1 x 2\4 x 1
50	1 x 1 x 1
20	1 x 2\4 x 2\4
10	1 1\4 x 2\4 x 1 1\4
10	1 1\4 x 2\4 x 1
10	1 1\4 x 2\4
50	1 1\4 x 1 1\4 x 1 1\4
10 0	1 1\4 x 1 x 1
24	1 1\5 x 1 1\4 x 1 1\4
50	1 1\5 x XXXXX 1 1\4 x 1
14	1 1\5 x 2\4
4	5 x 1 x 1 1\5
4	5 x 1
8	5 x 1 1\4
18	5 x 1 1\5 x 1 1\5
10	5 x 1 1\5 x 1
50	5 x 1 1\5 x 1 1\4
4	5 1\5 x 5 x 1 1\5
50	5 x 1 1\5 x 1 1\4
4	5 1\5 x 1 1\4 x 1 1\4
14	5 1\5 x 1 1\5 x 1 1\5
10	5 1\5 x 1 1\4
4	5 1\5 x 1
8	5 1\5 x 5 x 1 1\4
4	5 1\5 x 2\4
54	5 1\5 x 5 x 1
10	5 1\5 x 5 x 5
4	2 x 5 1\5 x 5
4	2 x 2\4
10	2 x 5 1\5 x 1 1\4
10	2 x 1 1\4
15	2 x 1
10	2 1\5 x 5 1\5 x 5 1\5
10	4 x 2 x 2
10	4 x 2 1\5 x 1
10	4 x 2\4
20	4 x 1 Tees

Pipe Fittings - Tees

2\4"	1400
1"	2840
1 1\4"	5200
1 1\5"	1100
5"	1200
5 1\5"	800
2 "	800
2 1\5"	100
" pipe	200 feet
pipe	

HEATING FOR 15 HOUSES

Pipe Fittings - Elbows 90° (continued)

110	1 1/2"
220	1 1/4"
420	1"
180	3/4"

Pipe Fittings - Elbows 45°

30	1 1/2"
70	1 1/4"
260	1"
110	3/4"

Valves- Straight

12	1 1/2"
18	1 1/4"
108	1"
21	3/4"

Valves - Angle

10	1 1/4"
6	1"
12	3/4"

Air Valves

187	1/8"

Expansion Tanks

10	20 gal. Expansion tanks
10	1/2" float valves
10	3/4" drain cocks

Arcolas

2 Arcola expansion tanks with gauge glass and air vent

5 VACOJAR expansion tanks with Zenke Blass and air vent

VACOJAR

OI	2\4"
OI	1\5" LIGHT WEIGHT 1\2
OI	1\5" LIGHT WEIGHT

EXPANSION TANKS

OI	1\8"

AIR VENTS

EXPANSION TANKS

OI	1 1\4"
2	1"
OI	2\4"

ASTAGE - VAUGIE

OI	1 1\4"
8	1"
OI	2\4"

ASTAGE- SCHLEIFE

OI	1 1\5"
OI	1 1\4"
2O	1"
OI	2\4"

PIPE FITTINGS - KIPONS 42_o

OI	1 1\5"
OI	1 1\4"
2O	1"
OI	2\4"

PIPE FITTINGS - KIPONS 30_o (continued)

燕京大學

PEKING UNIVERSITY

January 20th, 1925.

ADDRESS:
CONSTRUCTION BUREAU
HAITIEN, PEKING WEST.

PEKING

My dear Dr. North:-

As reported in our last letter Miss Cookingham is now working for Mrs. Frame and Miss Figourovsky's mother is very ill so she is away from the office, hence it behoves me to take the typewriter in hand and see what can be done in the line of a letter to the New York office.

Sunday when I was attending the funeral service for Mother Stuart I was handed your cable regarding the Valves and yesterday we answered it. Our decoding of the first part was that you were wondering why we wanted so many valves. It has been decided not to put valves on all the radiators in school buildings. The reason for such decision have been given and need not be repeated. It is felt however that we must be able to cut off heat from certain rooms and especailly that we must be able to make repairs so it has been decided to put valves on the heat risers, these valves need not be as expensive as the radiator valves and not so numerous. This will result in a real saving on this item. We were dismayed to find that an error had been made in copying the order so that the size had been made to read 1½ inch instead of 1¼ inch and we have tried to correct that error by making our reply read.
955 (956 was the real number) 1¼ inch gate valves heat risers correct.

The second part of the message was not clear it contained the word EDYAN which we could not decode. The rest we made to mean that we were not to order the heating mains(Pipes) until we heard from you, rising exchange ------ must be considered. We had no thlought of ordering the heat mains till authorization could be received from New York. We have however been trying to pave the way for that authorization so that it might be available as soon as we had bids in which should be during the course of the next week. We tried to make this clear in our last part of the message in which w said Bids for heating mains expected during course of the week prepare to open credit we are cabling price and name of firm. Mr. Krause was to revise the message so I have not been able to give you the exact wording.

I am going away on the long talked of vacation in two or three days and am leaving things in charge of Mr. Barker and Mr. Lund. The bids should be in and then they will cable their recommendation as to the firm from whom the goods are to be bought.

I am today sending out the list of plumbing materials which will be needed for residence purposes. Thses if possible should be purchased on the Pacific coast and shipped from there so as to enable us to get them in place at the earliest possible date as the members of the faculty are asking that the houses be ready for occupation in June.

I have sent copies of this list to the Crane Office in Shanghai and to Mr. Bocker.

While on thesubjet of plumbing the order of Frbruary last which came to had a few days ago had some very bad mistakes

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in the filling of it. We wanted cast iron spigot & hub fittings for 4" cast iron soil pipe , of which there was a great deal in the order, some of these were to have been tapped to take a piece of inch and a half or other sized iron pipe, instead of which we got 4" screwed fittings , even tho there was not a piece of 4" screwed pipe in the whole order. I have asked Mr. Willis to see just what we are short and we will have to purchase locally, tho the extra expense and loss will be considerable. I hope this present order can come out without mistakes and much more quickly.

We have purchased a key piece of property on the North East corner, it cost fifty dollars more than I had expected to pay for it, but it was a bargain as property goes at that. If and when it is torn down it will give way to the athletic field, until that time itcan be used for residence purposes.

The expected is happening. Well to do Chinese are begining to make purchases around the Universities Holdings. Mr. Kung Pa King, Compradore of the Chartered bank, and one of the leading Chinese Artist of this age, and his brother and Sister have bought a piece immediately north of the East Residence site and another only a little way south of it. They will make nice neighbors for the University. They expect to send their children to us for education. The last piece I bought for them. The difficulty is that others will surely get pieces which the University will later need. I am trying to keep the purchasing in my hands, to at least know what is paid. so that we can have some guide as to what is a just price to offer them if we later must have any of the pieces so bought.

You all, and especailly Mr. Warner , will be pleased to know that we are at last acquiring considerable numbers of the wonderfully artistic stone work from the old Summer Palace. For two years and more they have been hauling this stuff past our very doors, much of it has been destroyed, much has been taken into residences of military leaders. We have tried to get some of it to embelish our campus. There has not seemed to be any place to get an authority to buy or sell. Lately we have gone to those highest in Manchu Councils. No one seemed to be able to give permission, all seemed to be willing that the University should have the pieces. Sub Rosa we were advised to take what we wanted, we have been taking. Three bridges are on the site, two large carved"kuei" (something like chests), one carved dragon paving stone, such as is so often found up the center of stair ways. One large pompador lion is also with us. Men are at work getting ready to lower to earth four magnificent monolithic columns, weighting in the neighborhood of twenty tons each, there is still a lion and a carved drago to be delivered . The transport alone is approaching five thousand dollars. We may be heavily taken to task for doing what we are. Taken to task by whom we can not tell. We have notified every one who has or should have any realy authority what we are doing and they have not objected, some have said go on. It is a strange epoc in the history of the world. I hope no publicity of an objectionable kind will arise and to this end would suggest that as little publicity as possible be given the move for the time being. It will be necessary to finance the erection of the things after they are here, not to mention the transport. To wait was to loose them. One piece that we had long wanted was moved away last Sunday right from our very noses. The lion that came to day showed signs of the hammer of those who chip these pieces to get fragments of marble to make into terrazzo floors etc. For several days I felt as if I was sitting on a volcano that might become active, things have

20-1-25 New York Letter page 2.

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gone without a hitch and without a question. I try not to be too elated. It is now half past six, I am writing this tonight so that I can find time to go and take some photographs tomorrow morning. Tho it remains to be seen if I will have that much clear time. Chinese New Year is only three days off and it will have to be met, all bills paid and that means an endless string of visitors.

Some days ago we sent out a request for bids on the heating for twelve residences, with the intimation that there would be several more residences to follow and that if the prices quoted could hold the successful bidder would be able to secure the work for following residences. I am enclosing a copy of the letter and a list of the materials asked for.

Mr. Krause has just read to me over the phone your cable which indicates that we did not make ourself sufficinetly clear about the size of the gate valves needed. We tried to say that the correct size was one and one quarter inch. We have now cable agains and put in the word "and". We also note that before deciding about the commissions to Lund Gernow & Co for residences we are to wait for letters from New York. We will do so unless the Rngineers press for definate answer when we will communicate further with you.

This sheet from the first paragraph is written on the 21st, things came too fast last evening and I did not get to finish this letter. Miss. Figourovsky is back this morning but with the letter on the machine I am carrying on. The second of the pair of Lin arrived on the site an hour ago, they are pushing to get the work finished before the New Year. We are willing if it does not mean some accident to the monuments.

I think the contract for the residence heating had better be let from this end. We have asked Bocker, The American Radiator Company, Durham Boilers, and one or two others to bid.

Sincerely yours

Wm. Fogg Gibbs

Some without a punch and without a question. I try not to be too
elated. It is won last year since I am writing this from
Washington Radiophone some bunch fake of 8a and fake I can bind time of 8a and fake I can bind time
Illw yeah just much
morning. And it remains of be seen if I will have just much
clest time. Children were test is only yuno si tsey well
yeah of be mat, all bind and bind all bind and just mean an engleas after
to airplane.

Some days we go we sent one a redpeat for bids on the heating
for twelve residences, with the information that there would be
heavier more residences of Lollwood and bind lumber of apple of secure the
could hold the successful bidder. It just it the process drofep
of the work for Lollwood residences. I am enclosing a copy to you
letter and a list to the manufacturers asked for.

Now the bronze work
exple which indicates that we did not make ornamentl architecture
use of brick we have also asked for. "Mr. Stanne has just been out to see
clent about the site to the Cape Ashley Hospital
that the contract size was awarded and the "bns" work bind and just
cape estimate bns
co
of Lmnd Central of anotes communications the work New York. We will
before deciding upon the contract letters Ilow
for residences we are of saw for letters advertisement
go as mutes the Engineers bring for delivery
Illw communicate that new with you.
no
Ilia ancep flow the first bertsigen is altitew
of sag for big bns I big for sag
Slap, finding come too test test everything
Kwkwk finish bind letter. wise. Lightoraph yakrotoph is pack fnis
no. Quite Tuon as site and no Stayrs nid to Tiem and of the bnoose
morning but with the letter on the machine I am certain on.
the second of the Lent to bnoose
they are bnaining of sag the work limited before the New York.
of the monument
I think the contract for the residence heating bnd perfect
we are willing if it does not mean some accident
to pel flow fnis end. We have saked pocket. The American Radiator
Company. Dnrnam Boiler, stating and one to owf ofers to bid.
study electric

Plumbing Order for 20 residences.

120 pcs - 5' lengths single hub extra heavy cast iron soil pipe 4"
60 pcs - 5' lenghts double hub extra heavy cast iron soil pipe 4"

450 Lbs Caulking oakum
2000 lbs pig lead for caulking

24 Pieces extra heavy cast iron "T Y"s with two inch side inlet, left hand tapped for iron pipe.

24 pcs. 4" extra heavy cast iron "T Y"s with two inch side inlet, right hand tapped for iron pipe.

45 pcs. 4" inch extra heavy cast iron elbows 90 degrees

45 pcs. 4" cast iron elbows extra heavy 45 degrees

24 pcs. 4" X 2" cast iron inverted "Y"s

41 pcs 4" combination lead bend and ferrule

960 ft. 2" galvanized malleable iron pipe.
800' 1½" do do do
3500' 1¼" do do do
500' 1" do do do
1000' ¾" do do do
2000' ½" galvanized genuine wrought iron pipe
1200' ½" do do do do do

75 pcs 2 X 1½ X 1½ tees galvanized malleable iron
80 pcs 1½ X 1¼ tees do do do
20 pcs 1¼ X 1 do do do
85 pcs 1 X ¾ X ¾ do do do
125 pcs ¾ do do do
125 pcs ½ do do do
80 pcs 1¼ X 1¼ X ¾ tees do do
80 pcs ¾ X ½ X ½ do do do

25 pcs 1½ galvanized malleable iron elbows
340 pcs 1¼ do do do do
70 pcs 1 do do do do
220 pcs ¾ do do do do
225 pcs ½ do do do do
40 pcs ¾ to ½ reducing elbows galvanized malleable iron

B

25 pieces 5' outside measurement enamel iron bath tubs similar to Crane Doris with legs C 3442 complete with waste overflow, hot & cold taps and cast iron drum trap similar to Crane C 34470 pipes running straight thru with n.p. brass trimmings

45 water closets complete similar to Crane Mauretania Vitro ware complete with Crane all metal flushing valve for 1½ inch pipe

25 pcs 24" X 19" enameled ironwall hung basin complete with hot and cold taps, n.p. traps, n.p. hot & cold supply pipes and n.p. angle shut off valves similar to Crane Norfolk C 2250

20 pcs. 17" X 19" basins specifications as above

2 pcs. corner basins Similar to Crane Rugby C 2360 but with supply to wall and angle valve cut off for supply pipes.

25 pcs. galvanized iron 30" X 18" sinks complete with waste and cast iron trap, bottle trap for 1½ pipe and clean out.

24 pcs. 66 gal. galvanized iron hot water Storage tank vertical
1 pc. 82 gal. ditto.

80 pcs. Savill Patented Faucets or equal ½" faucets with male thread.

20 pcs. ½" hose bibs brass bush finished - male thread.
two pcs. shower fixtures C 4436
2 pcs floor drains 4" strainer & 1½" outlet C 34550

Machine for making smoke tests in plumbing installations with set of rubber plugs 6" to 1½"

25 pcs laundry tray wastes, for two basins 1½ inches, C 34280 with outlet on end and "P" trap.

25 pcs. cast iron extra heavy "Y" & eighth bend clean outs with clean out on main 4 inch. C 36218

25 pcs 1¼ inch rough stop & waste with detachable handle

January 21, 1925

Mr J. McGregor Gibb, Jr.
Construction Bureau
Haitien
Peking, China

My dear Mr Gibb:

Referring to your letter of December 11th I cabled you today in accordance with instructions of the Finance Committee and Trustees to await letter from us in response to yours of December 11th in regard to payment of Lund & Gernow for the residences.

It was the action of the Finance Committee that the residences were not specifically included in the contract with Lund & Gernow but that if in the judgment of the Grounds and Building Committee supervision ought to be given by Messrs. Lund, Gernow & Company for either structural, sanitary, electrical or heating installations in these buildings, Messrs. Lund, Gernow & Company should be requested to give this service and payment of the percentage fee should be based upon the cost of that particular phase of the construction for which the service might have been rendered. You will note that this means if Lund & Gernow render no service in connection with the construction of the residences there is no ground for payment of fee. If on the other hand they supervise, for example, the electrical installations, rendering the service with reference to those installations that are specified in the contract, they should then receive 3½% of the cost of these installations; similarly for the other installations or for the structural work.

This of course leaves it to the Grounds and Building Committee to determine whether such installations should be supervised by Lund & Gernow. We did not feel fully competent here to decide whether or not that should be done, but it was recognized that it ought not to be taken for granted that they should render no service in this respect. Speaking my own judgment, it would be that considering the fact that only one man is apparently giving only

part time to the sanitary and heating installations in the residences, and no one dealing with the wiring, arrangements should be made for Lund & Gernow to take the same responsibility with reference to the electrical, water, sanitary and heating installations in these residences that they are taking with the rest of the plant, and that they should be paid on this basis.

I am less sure with reference to the structural phases as you have a man giving entire time to that, but I feel pretty clear, on the basis of the limited knowledge we have, with reference to the mechanical phases.

Of course any service rendered by them up to the present time in connection with the residences should be settled on the basis indicated in this letter.

Cordially yours,

January 30, 1925.

PEKING UNIVERSITY.

Mr. J. McGregor Gibb, Jr.,
Peking University Construction Bureau,
Haitien, Peking, West,
China.

My dear Gibb:

Let me clear two or three minor items before I start on an orgy of answering your letters "en bloc".

1. I think I have not written you that Residence Plan "K" has been approved.

2. Please have the Library fully constructed by April first, as two of the three donors will be in Peking about that time.

Joking aside, the fact is that we had understood that the foundations were in, and on the strength of this, Mr. Lewis secured payment of the last half of their contribution of $50,000. We now find, to our horror, that the hole has been dug, but that no foundations have been put in, and that Mr. and Mrs. Colby and Miss Berry are to stop in Peking on an "Around the World" trip the last of March or the first of April. Will you therefore do all you can to produce the necessary appearance of accomplishment and activity? I have no doubt they expect to see the roof on, by the time they are there. I beg you to use your ingenuity on this delicate problem as Mr. Colby is a scrutinitious individual and we are hoping for a continuance of their interest to the advantage of the University.

3. There is certainly some weird cable coding going on. I imagine that you have the feeling that some of it is at our end, but when your cable of about December 13th states that the weekly requirement for authorized buildings and residences until October, will be 5,200 "numerals, feet or Chinese cash" we are somewhat mystified, but hope for the best. A similar mystery has pursued the figure for the cost of the Woman's College dormitory units and we do not yet know whether the cost estimated is Mexican or Gold, or what is meant by a "unit". This perplexes both the Woman's College Committee and ourselves, but I presume that letters from you are on the way, clearing this up. It is of course impossible for us to determine any financial program until we know this figure; may be we will have to cable for it.

Incidentally, the first definite picture given us of the location of the proposed simpler form of dormitory along the northern boundary, appears in the blueprints we secured from the Crane Export Corporation in connection with the bid for heating mains. Surely, when so vital a proposition as this was up, we might have had diagrams directly from the field on the matter.

4. With reference to the width of the windows in the Administration Building, you no doubt will have this cleared up by our cabled reply and by the receipt of the detailed drawings. The following statement came from Mr. Murphy on the matter:

> "If there are four windows in the group, the size will be 2'9"; if there are six windows, the size will be 1'11". Anything as small as 23", as in the six window group, would be too small."

Cordially yours,

Secretary, Peking University.

EMN/KJL

PEKING UNIVERSITY

February 11, 1925/

Mr. J. McGregor Gibb
Peking University
Construction Bureau
Haitien, Peking West
China

My dear Gibb:-

I have already answered your letter of September 17th, as has Mr. Warner, who was in closer touch with Mr. Murphy than I have been on the details of the auditorium.

Your letter of October 30th has also been received and noted, and there are no items further to clear upon this.

Your letter of November 5th I was glad to have, with its indication of the exact location of the pagoda and the powerhouse stack. It would have been of help to us at the time if you had answered our cable explicitly, giving the distances of these from the north and south axis ; as well as those from the east and west axis. I think you would take it for granted that when we ask for information in a specific way we have reason for it and that if you can you should supply a complete and specific answer. This will help us considerably.

I have to acknowledge also your letter of November 12th. I believe I have already written that as far as we are concerned the design of the power plant buildings is entirely in the hands of the Field and we have had no hesitation upon this point. We will be, I think, all the more satisfied if the suggestion concerning the wall running around the hills is carried out. We would, of course, wish that the stack of the power house was further south than it now is.

We note the steady increase in your staff and are quite in favor of all increases that are needed to make the work efficient and to avoid putting too great a strain upon any one man.

I also acknowledge your letter of November 28th. The matter of Mr. Murphy's going to the Field I expect to refer to again in another letter soon.

The pagoda designs have been received and our feeling favors the simpler design as probably more graceful and more satisfactory.

(Over)

I shall write again shortly with reference to the third dormitory group.

I shall also write soon concerning the proposal to build a one-story Chinese dormitory. I am frank to say that from my observation of the operations of the policy of erecting temporary structures such as this in other Universities, that I do not favor it. The repair of such buildings is a more constant item than in the case of better buildings, and it would seem to me that their location would make them something of an administrative problem for the University.

I have already written you with reference to the sash in the Administration Building windows.

I have also to acknowledge your letter of December 5th containing order for radiator fittings. We have heard nothing from Mr. Bocker and I understand that he is in China. I have secured two bids and have placed the order with John Simmons Co. The gate valve should be on the steamer within less than three weeks and the balance of the order within less than four weeks. Crane's bid was from 8 to 10% higher than was Simmons' bid.

The error in the size of the gate valve, which was, as you know, discovered entirely by accident, might have been extremely serious, and I would urge that on all lists of this kind extreme care be taken in the reading of figures. We might have thrown away $1500 on this item.

I acknowledge also your letter of December 3rd. It would have been an advantage if you had sent to us also a set of blueprints of the heating main layout. You were limited in your bids in America to Crane Corporation and Andersen, Meyer & Co., and so far I have steadily found Simmons' bids below both of these. I do not know how it will be in connection with the heating main bid as Simmons have not yet completed their bid using the blueprints which I secured from Crane for this purpose. It seems probably, however, that the order will be placed in Great Britain. We did not wish here to delay the placing of the order, but it seems unwise, with so wide a variation in the weight and cost as reported in the various bids, to place the order on the basis of cabled information only. Stewarts & Lloyds' letter and specifications are already here. I have Andersen, Meyer's and Crane's and I am waiting for a British Mannesmann bid which should be here in a few days. We can then cable you our recommendation and will thus have the advantage of a checkup on the specifications, while not having to wait as long as we would if we had to wait for the arrival of the letters in Peking.

Your letter of December 9th is also at hand. We are ready to authorize the purchase of heating mains as soon as the matters referred to in the preceding paragraph have been cleared. It is hardly worth while for me to answer your letter with respect to my long cablegram as to the expenditure of building fund, inasmuch as some of the points you make will have been cleared up by the arrival of my letter covering the cablegram. I have a letter from Mr. Krause with reference to the Building Operations and distribution account, and in answering that I will clear another point in your

letter of December 9th. Let me in this letter say that it is imperative that the permanent improvement of the grounds be reported through out of your account into the correct gold figure and then from Mr. Krause to us as promptly as possible. This will clear up a lot of the items of expenditure which you have made and which we have made unwittingly out of funds disbursed to the Field for various purposes. You note the telephone wire, the well, the fence, and purchases of land. The land items should be reported separately, the land for residences being clearly distinct from other purchases of land.

I also have your letter of December 15th, with its estimate as to the costs of the buildings. I have not yet gone over this in detail for I have been expecting a reply to my letter asking for full analysis of the total costs on the new site, including those necessary to complete the work.

I note the costs of the Administration Building and have raised the question as to the items of extra cost, and will try to see if there is any way in which these can be modified. I note that the cost of the Administration Building, taking loss and exchange into consideration, will carry us up to something like $120,000 gold.

I think that this clears up most of the letters from you so far unanswered. I am hoping that you will have a most enjoyable and restful trip in the winter interim, and that when you come back you will not find too much to plague you. We are doing everything we possibly can to accelerate both the purchase of materials and the securing of funds for additional construction, and the clearing up of points of policy that are not yet settled. We urge, however, that the processes related to clear financial statement of the gold cost of the buildings be made more exact and clear as they come to us. Of this item, however, more a little later.

Faithfully yours,

Secretary.

EMN:BP

PEKING UNIVERSITY.

PEKING

February 17, 19

MEMORANDUM TO MR. J. McGREGOR GIBB, JR.

With reference to the order of December 5th for radiator fittings, may I call your attention to the fact that you asked for twenty-two 1¼ inch radiator valves, offset angle, globe pattern, but that you did not indicate whether those angles were to be "rights" or "lefts", a most important item of detail which we should have had?

After consideration with Mr. Place and in view of the small number of valves involved, I have ordered "rights".

I would urge again that more careful attention be given to exact specifications and details of figures.

ERIC M. NORTH.

EMN/KJL

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU,

9th February, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City,

My dear Dr. North:-

Your letter to Mr. Gibb of Dec.26th has arrived and I am leaving it to him to answer. He is at present away on a short holiday and we expect him back at the end of the month. As there was not much doing during the Chinese New Year it was much the best season for him to get away, and every one felt that he needed a holiday very badly.

With regard to the engineering points in your letter, I have taken them up with Mr. Lund, and he assures me that they have all been satisfactorily settled.

As to the financial question, before Mr. Gibb left he spent a lot of time on the forms that you sent out. I hope that you have now these with you and that they are satisfactory.

We are awaiting your reply to Mr. Lund's telegram about the heating mains, giving the names of the firms. We hope that we can get this contract placed as soon as possible.

The rest of the work is progressing slowly but favourably on the whole. The big rush of Spring work starts shortly after Mr. Gibb comes back.

With kind regards,

Yours very sincerely,

T.M. Barker.

DR. ERIC M. NORTON,
120 EAST 16TH AVENUE,
NEW YORK CITY.

MY DEAR DR. NORTON:-

YOUR LETTER TO MR. CLAPP OF DEC. 30TH HAS
ARRIVED AND I AM LEAVING IT TO HIM TO ANSWER. AS IS AT PRESENT
NEW ON A SHORT HOLIDAY AND WE EXPECT HIM BACK AT THE END OF THE
MONTH. AS THERE HAS NOT MUCH DOING DURING THE CHINESE NEW YEAR
IT WAS MUCH THE BEST SEASON FOR HIM TO TAKE SWAY, AND EARLY ONE
NEXT MONTH I HAVE PLEASED A HOLIDAY VERY BADLY.

LET THAT BE NEEDED A HOLIDAY VERY BADLY.
WITH REGARD TO THE ENGINEERING BOURSE IN NEW
LETTER, I HAVE TAKEN THEM UP WITH MR. LANG, AND HE SEEMS TO THINK
THEY HAVE ALL BEEN SATISFACTORILY SETTLED.
AS TO THE FINANCIAL DISBURSEMENTS MR. CLAPP
LEFT HE ABOUT A LOT OF TIME ON THE FORM THAT HAD SENT OUT. I
HOPE THAT YOU HAVE NOW THERE WITH YOU BUT THAT THEY ARE SATIS-
FACTORY.

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AS HE HAS WRITTEN YOU THE SAME OF THE TIME.
SEVERAL MEMBERS ARE THAT MEMBER ON THE BOARDS
HE HOPE THAT WE CAN BEF THE CONTRACT BEFORE SW JANT SW
THE TERM OF THE WORK IS PROGRESSING ALMOST ALL
INTERESTING ON THE ENGINEERING AND WE HAVE MORE
WITH THE HEAD OF THE ENGINEERING BOURSE IN NEW
YORK. I AM LEAVING IT TO HIM TO GIVE SWAY
THE BIG LAND OF THE ENGINEERING ON THE ONE HAND
HE HOPE THAT YOU HAVE NOW THERE WITH YOU BUT THAT THEY ARE SATIS-
FACTORY.

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

CONSTRUCTION BUREAU, Haitien.

17th Feb, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City,

Dear Dr. North:-

Herewith enclosed please find a copy of the minutes of the last Grounds and Buildings Committee meeting, which was called chiefly to discuss the question of the Water-Tower.

GB - 742. We are enclosing herewith a blue print of the Tungchow Pagoda design, on which the Chinese opinion is quite enthusiastic. Mr. Kungpa King, an artist of considerable reputation, whom Dr. Stuart invited to the meeting, gave us his expert advice.

GB - 746. I think Dr. Stuart has already sent you copies of these suggested alterations, but I enclose prints of what we are doing. The class-room alterations may be considered as temporary and are designed to meet the need which we foresee of extra, small class-rooms which can be used for the next few years.

GB - 747. These changes of which we send you a rough sketch are the results of long and careful consultation with the Administrative Staff. They do not, as you will see, involve any important changes except the insertion of two windows at the north end of the Administration offices corresponding to the two in the plan at the south end.

We are expecting Mr. Gibb shortly, and I expect he will have something to write to you with regard to these minutes and other things.

Yours very sincerely,

T.M. Barker

P.S. We are enclosing herewith pictures of the buildings.

PEKING

February 27, 1925

Mr. J. M. Gibb
Construction Bureau
Peking University
Peking West, China

My dear Gibb:-

I have your letter of January 20th and I am sorry you have been having such a stiff time with office help.

The matter of the size of the gate valves to which you refer is now of course cleared, and I am hoping that we can ship these valves to reach Shanghai April 21st.

Your reference to the word "EDYAN", which you could not decode, is an indication of the unfamiliarity of somebody in your office with the code. This word is in the supplementary section and means "British". Our point in this part of the cablegram referred to is that the rise of British exchange had a considerable bearing upon the dollar cost of materials purchased in Great Britain.

You have sent a list of plumbing materials. I cannot tell from your letter whether you wish us to secure bids upon them or to go ahead and order them. I note that you have sent copies to Crane in Shanghai and to Mr. Berker. I have, however, gone ahead and sent out for bids both on the Pacific Coast and in the East, and as soon as we can get the figures we will cable you. This I have already indicated to you in my cablegram of February 26th, as follows: "Referring to your letter of January 20 plumbing await telegram bids".

Incidently, may I again say that unless there is exceptional need of haste I see no advantage in placing orders through Mr. Berker. The purchase of many items on the Pacific Coast means that there is added to the cost, the railroad freight from the point of manufacture in the East to the Coast; Mr. Berker adds 5% to the cost of the goods as his commission - a commission which we do not pay at all if our purchases are made here.

I note your comment on the order of February last, with the bad mistakes to which you refer. This, I think, cannot be blamed upon any firm from which the goods were purchased. If you will look at your carbons of the order for pipe sent to us in February you will find that the data given was so extremely meagre as to make it almost impossible for anyone to be sure that he was interpretin the order correctly. This has happened so often in lists of materi which you have sent us as to make us feel it is pretty nearly a

characteristic of the operation of the Construction Bureau. Instead of stating exactly what you want in full and clear fashion, the effort to say it short and quick results in the necessity of someone who does not know the order interpreting it without sufficient data. I showed this order to Ed Black, who was formerly with the Fukien Construction Bureau, and he said that it was almost impossible to make sure that one met the intentions of the one who made out the order.

The plumbing order which came with your letter of January 20th is clear in most respects. Please note, however, that wrought iron fittings are not generally available or used with the wrought iron hot water pipe, and I have therefore specified galvanized malleable iron fittings, on Mr. Place's advice.

I am much interested to know of the historical pieces of stone you are securing from the old summer palace. I certainly hope that record can be kept of everyone who might have some responsibility in connection with it, who has offered no objection, and I think the University should do everything in its power to protect itself from criticism on the ground of looting.

I notice the statement with reference to a request for heating materials for twelve residences, and conclude that this is to be filled in China and that you do not expect us to do anything with it, inasmuch as the list you send to us includes pipe, pipe fittings and valves, but no list of boilers or radiation.

I have to acknowledge your cable of a few days ago asking us the status of the heating mains matter. In response to this, I cabled you as per enclosed confirmation that Mr. Place was examining the bids and we would telegraph later. As the telegraphic word came from Mr. Lund as to the prices and weights which the various concerns were offering, it seemed to Mr. Place and the rest of us that it would be a foolish risk for the University to give the order without seeing exactly what was specified by the manufacturing concern. This is evidenced by the fact that we find when the details come to hand that some of the firms have bid on hangers which you are manufacturing locally. We have in hand the details on the bid of the Crane Export Corporation, Stewart & Lloyds, British Mannesmann and Andersen, Meyer. Details on the China International Corporation bid, which is based on German manufacture, are not yet here. We have had two additional bids prepared by firms in New York, the Johns-Simmons Co. and Cornell & Underhill. It is our thought that having Mr. Place go over these in detail would save the delay caused by waiting until these details reach Peking. I can assure you that we shall do all we can to hasten the matter, and I do not doubt but that this phase of the power plant program will be completed in sufficient time. Mr. Place's main anxiety at present is as to the cutting of threads on the British Mannesmann pipe for the sizes 8" and under where the cutting of threads, he feels, will make the pipe dangerously thin.

In a letter from Mr. Lund, dated January 9th, and brought by Dr. Luce, there was a query as to whether the insulation of the electric cable should be cambric or paper. We took this up with Mr. Place and his judgment was that we should adhere to the recommendations of his report for cambric insulation and lead armor. In his letter Mr. Lund did not indicate how large the saving would be on paper as compared with cambric, an item of information which would have been of considerable use in appraising the comparative problems of cost and material.

Mr. Place also desired Mr. Lund to send detail drawings and full description of the operation of the tanks as proposed in Mr. Lund's letter of January 9th, as the data given in the letter was not sufficient for Mr. Place to be sure just how Mr. Lund had lined this matter up.

I included in this cablegram a message to Mr. Krause asking him to cable us whether the Bank had actually agreed to loan the money to the old Board entitled to the City site as transferred from the University to the Board of Foreign Missions.

I have also to acknowledge your letter of January 9th with reference to the necessities for moving to the new site. It would have been of much help to us if you had indicated the rate of exchange at which you have made your calculations, and had included a record of the amount spent to date, but as I did not ask for these items I can hardly hold you responsible. Upon the schedule, however, especially column 3, there are some comments to be made.

The third item indicates that you understand we have authorized $25,000 for the East residence site. I must confess that you folks in China have a way of pyramiding your authorizations, in the most amazing way. The way in which Dr. Stewart got at his figure of $25,000 was from the fact that pledges had been made for twenty-five residences, and that in the program for the residences for each residence we had included $1000 above our original estimate of $6,000 to cover the cost of the land. You now have put down as available for land all of this $25,000, and then to proceed to construct the residences on a $7,000 basis, without respect to the fact that a portion at least of the $7,000 for the residences was to be spent for land and that there was no other money available for the residence land but that. In other words, where we have authorized a total amount of $84,000, you have, unwittingly no doubt, added $25,000 more, and if you had spent all of that $25,000 we certainly would be just $25,000 in the hole. As it is, we are apparently going to be in the hole every cent that you have put down for residence land, for residence overhead, and for the residence water and electric mains on the east and south sites. I hope that this will make it clear that the amounts available for the residence program, including land, buildings, overhead, improvement of grounds, water, sewer and electric lines, and so on, are all included in the total amount of an average of $7,000 apiece for the residences. As a matter of fact, this amount is too large because a number of the residences given will not come up to $7,000. The London Missionary Society residences, as you know, are only $5,000 each, and we have here two residences of only $6,000, and I think one or two others of less. I know that you have had to buy land when it was wise to buy it and we are not disposed to be over-critical for this, but some way must be found to hold back the full development of this matter until the funds justify it. In calculating whether or not we are enabled to

authorize at this time the construction of additional residences we shall have to charge against the residence funds the amounts you have already spent for residence land.

Nevertheless, it is my intention to ask the Finance Committee for authorization at least to go ahead with the plumbing order and as many residences as seem possible as soon as we can.

In the second place, referring to the item for trenches for cold and hot water mains and for power plant machinery, I do not understand why you continue to put down $50,000 as the authorization for the trenches when we specifically wrote you fully in letters to Mr. Krause concerning the financial situation, copies of which went to you, indicating that the total amount at that time that we were able to authorize was $50,000 for the whole shooting match referred to above. This situation is of course relieved if the Bank has agreed to loan the money to the Methodist Board to pay the University. If that is done and we have $150,000, I have the fear that we shall just about have spent that when we have paid for the power plant machinery, the cold water mains, the heating mains, and the work that has already been done upon the trenches.

After I have had time to draw up this schedule over again with the comparative figures of what we have available I will send you a copy so that you may see where we are.

With hearty good wishes and appreciation of the evidence of renewed energy showed by your cablegram - energy which I suppose must be due in part to your trip, I am

Faithfully yours,

EMN:BP

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

28th Feb, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

Dear Dr. North:-

I have arrived back from a month's trip to the South, and have found my desk buried deep with various matters. The one which demanded first attention was the fact that Mr. Lund has decided to refer the matter of heating mains to New York, instead of settling same here in China, we therefore telegraphed you the day I arrived, asking for a permission to order the mains from this end. Apparently you were not able to grant this permission as we have today your cable. The cable has been read to us over the telephone. We think we have the meaning of most of it, and shall be expecting telegraphic information soon as to what disposition has been made in regard to the mains ordered. Every day's delay is making the moving out here this Fall more remote.

Our overhead is extremely high, as we have arranged our staff with the idea of carrying a very heavy building program during the next nine months. If the Trustees are not going to be able to see us thru financially we should have early information to that effect, and shall try to cut down our staff. At the present writing we do not see that we can cut down and keep faith with everybody, but perhaps it can be done.

From the cable we understand that Mr. Lund's request to be allowed to use paper covered, instead of cambric covered cables is not granted. We have several bids for cable, and within a day or two we will wire you asking for a permission to buy the necessary cable. This is going to cost about G$600. per 1000 ft, laid down in Tientsin. I have not the exact footage at hand, but think it will be somewhere in the neighbourhood of 14,000. We will give the complete gold cost in our cable.

The altered plans of the water-tanks were sent to you by Mr. Lund some days ago and will have reached you before this letter does.

Mr. Krause is taking up the matter of the Bank's decision in regard to the loan, as we have gotten it briefly over the telephone, the manager in Peking has sent full information to the New York headquarters, and as suggested, that they execute the proper papers and turn over the money there. Information is in the mails both to the Trustees, and to the Methodist Board in regard to this.

We have also before us your letter of Jan.3rd, and note that Residence K has been approved.

We are appalled with your statement in regard to the Library. We will do everything in our power to make a show of this

building before the arrival of the Colbys and Miss Berry. An examination of correspondence in regard to the plans will demonstrate that the buildings' backwardness is due only to the delay in sending plans forward to us. We have had materials piled up and everything ready except the plans for many and many months now.

We apologise for the mistakes in cable coding. Weekly requirements should be G$5,200., and not Chinese cash. All figures that we send to New York aim to make gold dollars.

The unit of the Women's College Dormitories consists of one U shaped building, or to put it in another way, two wings containing dormitory rooms, and one head building which contains a dining hall upstairs and a common room, and other dormitories downstairs.

We are glad that you have discovered a plan showing the location of the suggested simpler dormitories. We find ourselves in somewhat of a quandary. We do not like to publish plans of the location of buildings when neither the building or the location is authorized by the Trustees. I have personally help up plans because they were too advanced.

We are sorry about the windows in the Administration building. After waiting in vain for an answer and holding up our carpenters' men at a considerable loss to themselves, we have finally authorized to make six sash windows, and they have gone so far that it was too late to turn back. We have been studying the plan of the Library, where it is suggested that we use four windows to the frame. We have no hope of making a good job of windows 2'9" wide. This is wider than an ordinary door. North China climate is extremely trying for all wood work. The windows in the Ninde Divinity Hall are 2' 4", and are already sagging badly. Mr. Barmin, our carpenter foreman, is an extremely able man with years' experience in North China. He is very insistent that the windows must be made smaller size. The Grounds and Buildings Committee voted unanimously for smaller sizes on former occasion. We will take the matter up in regard to the Libary building at their next meeting. They have seen samples of all the suggested sizes.

Mr Murphy

no waste

I have before me two letters from Mr. Warner to Dr. Stuart. I shall not try to answer them in full. I will just remark that the detailed drawings received for the Library and the Administration building were so meagre that they are of no immediate value. Mr. Barker tells me that he has sent you a full set of Women's Dormitories plans. Mr. Hill made these according to his thought of what an architect should deliver to a client. If you will campare your set with any building set delivered by Mr. Murphy you will find that there is a decided difference.

NB Letter

I am sorry that the Committee still consider sending Mr. Murphy out. We need plans, which apparently can be developped only in New York. We can send any information wanted if we can get definite questions as to what is needed.

We have permission now to measure the Tungchow Pagoda, and will have detailed drawings of that very shortly. I believe the Committee will vote to build this type of Pagoda.

Jno McGregor Gibb

PEKING

February 28, 1925

Mr. J. M. Gibb
Construction Bureau
Peking University
Peking, China

My dear Gibb:-

I enclose a copy of my letter to Lund in response to his of January 9th, and ask you to note particularly the matter of the hot water pipes. Would it not be a waste of money to close the trenches - as I presume they ought to be closed - before those pipes are put in? I must confess I don't for the life of me see how we are going to cover the financial requirements of the heating plant, but I believe Providence is on the side of the University.

Faithfully yours,

Secretary

EMT
BP
Encl.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

3rd March, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

Dear Dr. North:-

Yesterday we telegraphed you as follows:-

" BIOPNSGUCV INYUBBOCKR CAMBRIC LEADARMOR CYEWBPFIHC"

the translation of which is: "Have we authority to order at once from Bocker cambric lead armor cables G$9000.00."

The Engineers have figured out that we need approximately 14,000ft. of heavy cable for electric mains. This according to the price, last supplied by Mr. Bocker, will cost about G$610.00 per 1000ft., laid down in Tientsin. It would take five weeks to manufacture, after the credit has been opened, somewheres in the neighbourhood of New York City. Mr. Bocker will give you the information necessary for the opening of the credit. We, of course, cannot place the order until we have the authorization from you.

We also have cabled to Bockers, Seattle Office, ordering a consignment of waterproofing material, for use in waterproofing, the balance of the trenches. When he was here last he told us that there was a war on in Seattle among the manufacturers of waterproofing materials, and we have been able to benefit by this war. The amount of this will be approximately G$1,600.00.

We have to acknowledge receipt of your letter of Jan. 21st., which requires no answer until such times as the Grounds and Buildings Committee can act, also your letter of Dec., 26th, in which all the matters have been taken care of.

Very sincerely yours,

Jno McGregor

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

9th March, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City,

My dear Dr. North:-

We telegraphed you on Friday last asking you to repeat our electric order of January, 1923, with the exception of 1½" conduit and fittings, ordered at that time. We also referred you to our letter of January, 1924, as this gives additional information in regard to that order, and might help you to check the order up if there had been any misunderstanding in the transfer of the office from the one management to the other.

We yesterday got your long cable, of about the 7th. The second and third words are both unintelligible# and we are asking the Cable Company to repeat them. It looks as if you were intending to order the cables from someone whose bid we do not have in this office. We are sorry if this is the case, as we will soon find ourselves in a position where manufacturers will not be willing to send us bids at all, if the Trustees later turn round and buy the material elsewhere.

We are not happy over the second part of the cable, in which you are apparently holding the matter up because we at this end do not seem to be cooperating in sending the information asked for from New York. We have been talking to Mr. Krause over the telephone, and he assures us that the whole matter is explained in letters both to the Trustees, and to the Methodist Board Mission, and to the New York Branch of the International Banking Corporation. These letters had been written both by Mr. Krause himself, and Dr. Stuart, and the Peking Branch of the Bank. He has, however, agreed to try to find some way to help the matter by cabling, which seems waste of money.

We interpreted your cable in regard to the residences to mean that we are todate authorized to spend G$140.000., plus the amount accruing from the L.M.S., plus the amount that the Women's College will authorize for residences, and that from this fund we must get land, water, light, sewage, roads, and the loss in the exchange. We are not clear whether all the land purchased for residences is to be included, (or) or only some subsidiary bits? There is also the question whether Mr. Thunder's salary is to be included or not? I shall take it that it must be included unless I hear from you to the contrary. There are incidental expenses such as retaining wall, fences, and grading, which I take it shall come out of this fund. It does not seem fair, however, to charge so much of this overhead to the first sixteen buildings that are being put up, when we are planning ultimately to allow thirty eight buildings to share the benefits.

K.O.

Yes

Yes

Answ 7/7/25

Since translated U.S. & British.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING

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Dr. Eric M. North,
150 Fifth Avenue,
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NO

Yes

Yes

Answ 7/7/25

Since translated U.S.A. & British.

Dr. Eric M.North 3.9.25.

We are disappointed in your reply to our cable asking for authorization to buy electric cables. Especially that there is no hint that the authorization will come soon. Specifications adhere strictly to Mr Place's recommendation, and the feet required, and the amount needed have been worked out by the local engineers. This is our constant method of procedure, if they think it wise to deviate from Mr. Place's recommendation wefirst refer the matter to you, as to quantities the engineers must work these out, and we here in this office usually check the figures. We are glad that the conduit shipment is to get off so soon, which means that neither our buildings or residences will be held up for these items.

Answ 7/8/25

Geo McGregor Gold Jr

March 10, 1925

Mr John McGregor Gibb
Construction Bureau
Haitien
Peking West, China

My dear Mr Gibb:

I enclose confirmation of the cable which I sent to you on the 7th. Let me comment upon the items in it.

1st - Concerning the heating pipes:

We have secured here in New York a bid from a very good firm for the heating pipes, with British specifications as to threads and flanges, but with American specifications as to weight, for $40,000 Gold. This is only $7000.00 more than the British Mannesmann bid and gives us far more satisfactory material for installation. Mr Place felt that in view of the thinness of the British Mannesmann pipe in the smaller size he could not safely recommend it for installation. The Finance Committee has approved the acceptance of the $40,000.00 bid, which is the bid of Cornell & Underhill of New York City.

We cannot, however, place this bid until we are absolutely sure that the $100,000.00, which we expect to secure from the Methodist Board when the International Banking Corporation grants them a loan for the old site, has been transferred to the Methodist Mission. I have today Krause's cable saying that the Peking office of the International Corporation is agreeable and awaits confirmation of their headquarters in New York. I shall see that this carried through promptly and will probably be able to place the order today or tomorrow. You will understand that we are placing this order now ~~[illegible]~~, the first station to be put on board the steamer within ~~the~~ a month and the following stations month by month, or probably faster in the case of the straight material. I think that the process we have used here of trying to secure satisfactory bids here in New York has proven its wisdom in this case, at least so it appears at the present time. We shall endeavor to so handle these orders as to catch the steamers whenever it is possible, pushing matters, particularly where time in Peking can be saved by this process.

2nd - Authorization for residences:

It seemed to us that it was foolish for us to give you authorization for an additional number of residences when so far as we could see, you would proceed to erect those residences on a basis that the sum named was intended to cover the cost simply of the residence structure and its mechanical installations, but not to cover its share of the land, water, light, sewer and road items. We have therefore followed this process: we have cabled you, as per enclosed confirmation, authorization for a total expenditure over all of $141,000.00 Gold; this amount includes the authorization of $84,000.00 given previously and is therefore an addition of $57,000.00. But you will [illegible]

that this authorization is not for the residence structures only. The total amount must be used to cover the cost of residence land appearing in your schedule of requirements for moving attached to your letter of January 9th. Namely the three items:

East Residence Site	-	$4859.00
South " "	-	3080.00
3 Chinese Residences	-	4371.43
Prince Tai Tao Garden	-	1475.00
		$13785.43

or as much of this amount as it is necessary to spend in connection with whatever residences you build within a total amount of $141,000.00. This total amount is also to cover the residence overhead, $10,000.00, and the remodeling of the ten Chinese residences, $15,000.00, appearing in the second section of your estimates for the requirements for moving. Also, the water mains, electric mains, etc., ~~and~~ $11,430 on the East Site and $6,000.00 on the South Site, as indicated at the end of your schedule, or such part of these items as may be necessary to expend in order to make effective for use whatever residences you are able to erect within a total authorization of $141,000.00

This does not mean, of course, that authorization has been given for increasing the average cost of the residences at all, that has already been increased to the limit, simply that the average cost really consists of your $7,000.00 average plus the covering of the charges against each residence necessary for land, overhead, water, light, etc. and roads. In fact, it is a mistake, I think, to regard your average, even on the cost of the buildings, as $7,000.00, because up to the present time, we have received no sum more than $7,000.00 for a residence, while at least four residences, and very likely more, will not, even when fully paid, have as much as $7,000.00 available. The Bonnell and McKelvey residences are $6,000.00 each, and the two London Missionary Society residences are $5,000.00 each. This seems likely to pull the average down to about $6500.00 for the structure, and interior and mechanical installations.

We are going to the donors of residences where we think it can be done effectively, and trying to secure an increased amount to cover these additional costs, and we are raising the price of residences to be secured in the future, but it is going to be quite difficult to make it come out even. In fact, some donors are going to come out and look for the residences they gave and if the truth were to be told, they probably would have to be told the money they gave went into the water supply and electric light system.

We note from your estimate that about $15,000.00 will make ten Chinese residence available by alterations. We will have in our campaign work the effort to secure some of these amounts.

It would be a very considerable help to us if as soon as can practicably be done after you lay out your plans on a basis of this authorization, you would send to us a definite statement or program covering what you propose to do; that is, just how you propose to spend this $141,000.00 for providing the necessary housing including all that goes with it in the way of land, land improvement, and water, light, electric lines, etc., including all the overhead. We do not care about the total figure for the overhead so long as it is included in the total estimate. Your schedule would preferably list the ~~number of~~ residences ~~and~~ by giving the exact anticipated cost, listing also each of the other items referred to. We are not asking for this schedule in order to direct you how you shall plan the matter, but we need it in order to know how we may best fit the campaign for funds into the residence scheme as it is actually being worked out. The nearer we are to reality in our campaign, the more effective it will be.

Of course we desire that the schedule as sent to us shall be approved by the Grounds and Building Committee as representing the consensus of opinion in Peking.

Just as rapidly as we can secure additional residence funds, we will notify you that they are available, probably in lots of $7,000.00 or more. As it is, I have included in the authorization given above, more money than we now have in hand.

3rd - Concerning electric cable:

Your telegram of March 1st asked for authorization to purchase electric cable to the amount of $9,000.00 through Barker, and I have wired you that funds were not available for this, asking you to send specifications and quantities. It was the judgment of the Finance Committee here that we ought to secure more than one bid upon any such item as this, especially where we knew we were paying a commission of 5% to Mr Barker, a commission which could be saved, if the purchase were made here. We have no desire to make the purchasing here, for it is an extremely heavy burden, but I am anxious that the purchases made should be made to the best advantage of the University from the point of view of quality of material and of price secured. I t may be that you feel that the electric cable ought to be in hand sooner than has seemed to us. Furthermore, until the arrangements with the bank are finally completed, there are no funds which we can spend for this purpose.

4th - Concerning cabled order for electric conduit, etc.:

Your cablegram of March 6th, requesting us to repeat an order for electric conduit, received in 1923, was received on Friday morning about ten o'clock. The order was placed, given in writing at 2:30, and we expect to have the material leave on the very next boat which sails from New York on March 19th. Give us a good mark in your book for that! However, we beg to call your attention to the fact that in this case, as in the case of the original order, it was necessary for us to revise your order in order to make the proposition a workable one. For example, your original order made no reference whatever to bushings, and when Mr Black checked over the order in 1923 before it was placed, he was careful to make provision for the necessary bushings. In the second place, you have given no indication whatever as to whether the ceiling outlet boxes, or the outlet boxes for switches were to have $\frac{3}{4}$" or $\frac{1}{2}$" ~~boxes for~~ knockouts. In the case of the order in 1923, Black took the 900 outlet boxes you asked for and made 150, $\frac{3}{4}$" knockouts and 750, $\frac{1}{2}$" knockouts. I learned from the Western Electric Company by telephone that they had an outlet box which had both $\frac{3}{4}$" and $\frac{1}{2}$" knockouts in it. It seemed to me that the sensible thing to do was to order these and I have placed the entire outlet box order for these items. We have done our durndest! You specified in the original order nothing about outlet box covers, and I notice that in your letter of January 25, 1924, you asked for 500 additional galvanized outlet box covers. We have not, however, ordered any of these covers as your cable stated specifically to duplicate the order of 1923. Your cable asked us to refer to your letter of January 25, 1924, and after studying the matter I concluded the reason you wanted us to refer to it was because there seemed to you to be some risk that we might not have the letter of January 1923.

5th - Concerning Miss Freda Giang:

The item addressed to Mrs Frame concerning Miss Freda Giang was included in this cable to save the extra cost of separate cablegram.

This concludes the items covered in our cablegram of March 7 th.

6th - Distribution of costs for the heat, light, water, sewer and power plant system:

We note the cost of the power plant as you have it listed, approximating $295.000.00 Gold. Please notify me as to whether or not there is to be added to this amount that which we have paid to Mr Place for his service. This will approximate, I think, $13,000.00 Gold. It was impossible for me to tell whether this was covered in the overhead included in your list or not.

The question I now wish to raise is this: assuming that the arrangements for the loan on the city site are completed, we shall have then an all-inclusive total of approximately $153,000.00. We have contracted for, or spent the following amounts:

Power Plant Machinery	-$65,800.00
Cold Water Pipe - purchased, shipped and charged to the Building Operations Undistributed Account	- ?
Contract for Heating Mains - contract C. I. F., Tientsin	-40,000.00
Service of Mr Place	-13,000.00
Trenches dug and laid	- ?
Overhead	- ?
Other items expended so far	- ?

Taking only the items of which we have definite knowledge here, it seems clear to us that we have expended, or contracted for the expenditure of, $120,000.00 Gold. You put down as your requirements for the trenches, $35,000.00. It seems to us probable that you have spent a considerable part of this and that there are also charges paid or incurred for overhead. Your balance sheet for December 1st, which is the last one we have received, shows $7558.78 Mex. spent for trenches. I have no means of knowing how closely this approximates the completion of the trenches but in any case I do not see how we are able to authorize the contracts for the purchase of additional material until we know just exactly what our present expenditures and contracts tie us up for. Let me put it another way. Assuming that we do not buy any more material than that referred to above, how much is it going to cost us to get that material to the site and for what ought the balance that is left of the $153,000.00 be spent, assuming that we ought not to spend money for objects which require us to spend more than we have. To put it again another way, I do not see where the additional $140,000.00 is coming from. Suppose that we have hard sledding to get that, and that it is delayed, into what ought the balance of the $153,000.00 go to protect the equipment and materials we have purchased on the contracts referred to above? Please let us know promptly how this matter stands, as it has a very definite bearing upon our conclusion for future request ~~of~~ for placing orders.

I hope shortly to send you another schedule showing where we are with reference to building funds. I enclose a copy of a letter to Mr Krause giving the final distribution of the architect's fees for certain buildings. This distribution is final except for a mere nominal fee for repeat buildings.

This distribution covers not only the original sums upon the first contract but also an additional amount resulting from the recent settlement with the architect, worked out by the Finance Committee here. It omits, of course, architect's fees that may have been paid in Peking to Mr Hill for readjustment of interior details.

Referring to your letter of January 9th, by action F-1825, the Finance Committee approves the use of granite for the ashlar base for the terrace of the Bashford Memorial Building. I think your policy of leaving aside for awhile the matter of railings is wise. In this connection let me suggest that so far as I can see, there is no reason why the Bashford Memorial Building should be rushed. You need it least of the buildings now authorized, and if work crowds you I should not hesitate to slow up that building. Incidentally the preliminary sketches for the Girls Gymnasium are just about in final form. The problem was a very difficult one and I think the solution is quite successful. I hope the field will think so also. We are doing everything we can to rush the preparation of those plans, and Mrs Royce has been doing energetic and very fine work in pushing them forward.

I should like to point out that your schedule of requirements for moving was cheerfully indefinite as to the exact amount which you had included or excluded for architect's fees. You stated that the items were exclusive of amounts which the Trustees had contracted to pay Mr Murphy, but I know perfectly well that most of the original charges for the four building contract have long been on Mr Krause's books and also on your books and appear on your Construction Bureau balance sheet. But more upon this later.

Cordially yours,

EMH/JW

Translation:

Why ignore British Mannesmann which mechanical engineers report will suit very well work have started costing G. $34,000 in favor G. $40,000 offer. Electric cable Place specification. Again urge cable us authority to act. Is it not included Power Plant estimates? Despite discouraging situation arranging the best possible to move this autumn. Urge Trustees utmost cooperation. Because of heavy monthly expenses construction staff now engaged urge immediate authority maximum amount of building. Delay increases overhead. Stuart - Gibb.

YENCHING	NEWYORK		
YLOIZJEESR	EDYAN	MANNESMANN	YLALHIDDUR
UKETSWRYJC	YNCUHWANYP	EXXOSPLEWP	ILORWPLIRV
SDUCTICLOI	CYEWBPLACE	VUTEWAJYHT	YPOETBIODM
KHYMVJOCYM	SUGFNIPCYG	HAPUXMISUT	VOUTKAZAYB
XYXURRETIP	BIXOGIPOET	YCSINYGBOJ	EWONGBYOCZ
IVIDKREGYV	IJPISELVOZ	VYEBZSBIHH	ICYSCYPOET
JESYRBIMTH	MOLSMANAKC	SDITWCOIVT	GUYWLJOMAZ
SIOJJITZIN	OFWITOTOCC		

J. L. Stuart
March 11, 1925.

48 Matamen St., Peking

燕京大學
PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

12th March, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

Yesterday we cabled you somewhat as follows:-

" Why ignore British Mannesmann? which Mechanical Engineers are sure will fit preparation already made. Cost Gold $34,000 in favor of Gold $40,000 offer."

" Electric cable Place specification. Again urge authorization to order. Is not this under Power Plant? Despite all discouragement still making all arrangements to move this autumn. Urge Trustees to utmost cooperation. Because of heavy monthly construction staff salary list now engaged, urge immediately maximum amount of building authorization. Any delay increases this overhead."

This cable was worked out by Dr. Stuart, Mr. Krause and myself, and ~~which~~ was decided after several hours of the most difficult conference. Mr. Krause undertook to code up the telegram, and the above is not the exact message as it was sent off. In fact it was worked from the above as the code book allowed.

Our Construction Bureau monthly salary list now amounts to local currency, $3,223.00. We have already, according to the Construction Bureau balance sheet, spent $1,400.000.00, local currency, the interest charge on which comes to $7,000.00 a month, which with the salary list makes a total of $ 10,223.00. Roughly we need $400,000.00, local currency, more than what is needed to finish the buildings at present authorized. A great part of this is covered by the asset of the Peking site. Should it be necessary to borrow the whole amount at 6%, the interest charge would be $2,000.00, local currency, per month. This is small as compared with the total shown above. It would seem to us to be good finance if the Trustees would decide, that come what may, they will see the Institution moved out here at the earliest date possible considering the structural possibilities, regardless of the financial end. Or to put it in other words that the Trustees will authorize the Field to buy all the mechanical equipment to erect the Water-Tower and power plant, ~~and~~ to finish the heating mains, to do the minimum work around the campus, and to find the money either by borrowing or other means.

I know that if Dr. Stuart was here he would include in these requirements, a dining hall, the completion of the purchase of the Athletic Field, the purchase of the South West corner (Prince Pu Lun's land), and probably the erection of six additional residences. The need ~~of~~ for each one of these items is imperative, and if they could be attained, it would tremendously decrease the administrative problems connected with the early removal of the University.

Perhaps we are not doing right in putting them in the second place. Some of them might be provided for in the $400,000.00. mentioned above.

The thing which I fear in connection with the whole problem is that if we do not strain to move this Fall, the removal will be put off two years from that date. Until the students and the faculty arrive it will hardly be possible to reduce the above monthly salary roll. Having once taken on this staff, and divided the responsibility among them, it will be very difficult to put double responsibility on anyone, and it will be difficult to make anyone see a reason for hurrying to complete all his work so as to make himself unnecessary when the buildings are not to be used. We have built up the staff on the understanding that the work was going to be finished before the end of 1925.

The whole campus is cut up with heating main trenches, they should be finished, the mains in place, tried out and closed up at the earliest date. The frost of the past Winter has done considerable damage to the trenches, and the rains of the coming Summer will do additional damage, so the cost will pile up.

I have put it down as imperative that the Institution must have light, water and heat before it can move out. There has been some talk among the Faculty members that the moving might be accomplished without some of these three services. I believe this would be a mistake, but on the other hand with all the support necessary we can get same right by the 1st of October. The heat, of course, will not be needed till five or six weeks after that date.

We have commenced brick work again, and expect to begin pouring cement Monday next. The state of the buildings is about as follows:-

Men's Dormitory No.1.	The heating mains are installed.
Ninde Divinity Hall.	No change.
Two Science Buildings.	Heating and plumbing in course of installation, and outside painting rapidly nearing completion.
Administration Bldg. & Library.	No change.
Dormitories 2.and 3.	The roof sheathing is all in place, the gable ends will be built very shortly.
In the Women' College.	The heating mains are being installed in the buildings in rapid succession.

Yours very sincerely,

Jno McGregor Gibb

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

CONSTRUCTION BUREAU, Haitien.

17th March, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

Yesterday we received your cable which we have decoded to read:- that you consider Mannesmann pipe too thin and are going to place the order @ G$40,000.00., as soon as the word reaches the International Banking Corporation that loan is alright. Further that we are authorized to purchase electric cables if these can be gotten within a figure G$150,000.00. This figure must also include G$65,800.00., and G$49,000.00. Further that the Trustees will do everything to assist us to move out here this coming Fall. The next part of your cable refers to our order for plumbing for residences.

So much for the decoding of the cable. May we take it up in detail. First, we know that British Mannesmann steel pipe is used very extensively out here, and found entirely satisfactory. Its thinness is somewhat of an advantage when it has to be sent so far. We are sorry that further delay was necessary. The Bank here assures us that they have written to their New York office, and we have cabled you that fact. It is only a matter of time necessary for mails to be delivered. We wish that the Trustees could have taken the arrival of the letter for granted, and put the order for the pipe in hand. The financial arrangements would have been cleared up before any payments were due.

We are a bit puzzled over the next part of the cable. We take it that there is a sum of G$150,000.00., available for Power Plant at the present moment. That the G$65,800.00., is the amount pledged to purchase machinery in Europe. That the G$40,000.00., is to cover the heating mains, and the G$9,000.00. must apply to water-mains etc., authorized last year. As you make no mention of the G$50,000.00., authorized for trenches during last Summer, we take it that we do not have to figure this amount in the G$150,000.00., in which case there is enough money left to put the power plant building in hand, and still not enough to buy the electric mains. The last part of the cable which refers to our order for plumbing seems quite clear.

We cabled you today as follows:-
"Buy Simmons- does the G$150,000.00. include trenches authorization "G$50,000.00. Women's Dormitory U (You) G$37,000.00. Recommend advance "payment Royles £3,000/0/0. Send 1st mail details expansion joints "and anchors as purchased."

By this we mean to ask you to buy the plumbing order from Simmons, as it is the cheapest and earliest delivery. Further we would like to ascertain if the power plant can be started immediately, and if we get an answer to the above question we will know. We note from a copy of a letter to Dr. Stuart that the matter of the Women's College Dormitory cost is still obscure in New York. We have therefore indicated that the Women's College Dormitory U is G$37,000.00

Unfortunately there is no word for letter U, so we have used the word for You, and hope that it will be understood.
We have had a letter from Royles in England, which indicates that they have a considerable amount of machinery ready for shipment, but are waiting for a direct boat, and they have asked if they might have an advance payment. We have therefore recommended that you authorize the Bank to pay them 3,000. pounds sterling in advance. The Engineers are disquieted because they have not exact specifications of the expansion joints and anchors as they will be delivered with your G$40,000.00 order. This explains why we put the last part of the cable. We should have this information as soon as possible, so that we can be sure that the preparations made to take these joints will be adequate. Had the order been given to Crane, or Mannesmann, we have the information at hand.

We have your letter of Feb., 11th to answer. We had not sent blue prints of the whole heating main layout to New York, as we did not expect you to inquire for bids, as these plans are expansive and difficult to make with the facilities at hand, ~~which~~ out here.

Mr. Krause and I are keeping close watch on Building Operations Undistributed, and will get as much of that transferred to buildings at the end of each month as is possible. I will also take up with him the matter of permanent improvements to grounds, and see what can be done.

We also have copies of letters sent to Dr. Stuart. The first, of February 13th, concerns Mr. Murphy's trip to Peking. There is very little to be added to what we have already said under this heading. The layout as it now stands was largely worked out by Mr. Murphy's New York office while I was there, and while he was abroad. The layout is fixed by the buildings already under way and it cannot be changed very much. The Women's Dormitories proposed for the north side of the lake hardly come into the layout at all. This has been dealt with in a former letter. The relocation of the Chapel might be the only point which needs to be considered on the field. We here wish the money might be used in actual buildings. G$3,000.00 would more than reconstruct a Chinese house for faculty residence purposes.

Women's College Dormitory type much of this has been cleared up since your letter of February 13th, as plans have been sent to you, and a great deal of information have come to hand since then.

We are afraid that we have not acknowledged your cable received March 7th, which states that we are now authorized G$141,000.00., for residences, including all previous authorizations, but not including the London Mission houses, and I take it that it does not include the Princeton house, but that the land and all improvements to the land must be included in this sum. We are enclosing herewith a copy which shows the residence finances todate. These figures are all in gold dollars. You will note that for the land, which will accommodate thirty four houses, we have spent just under $8,000.00. That Prince Tsai Tao garden has cost todate $1,400.00. This is in rent, but will have to go as a fixed charge against this place until such time as the rent can be taken in the annual budget of the University. We have also bought four Chinese residences which have cost under $6,000.00. Alterations to these residences, and also to the two residences occupied by the Construction Bureau, have come to $4,500.00. There is also a sum of $3,500.00, which represents largely Mr. Thunder's salary up to the present time. This gives a figure of $23,000.00., some but not all of which must come of the $141,000.00 mentioned. Contracts have been let for a total of sixteen

No including

Cred 7/7/25

houses, but the figures here show only fifteen. The sixteenth being a Women's College house. Of the fifteen mentioned, two are considered London Mission's houses, and one is being paid for by Princeton. The fifteen including installations come to nearly $102,000.00. We estimated the finishing of the compounds as something like $17,000.00., giving a grand total of $142,000.00. If we subtract from that $21,000.00., as being the amount covered by London Mission and Princeton there is still a sum of $18,000.00., which can be used in residence construction. We also give average cost of a house, the overhead shown here will decrease as the number of houses increases.

Yesterday a group consisting of Deans committee, and others of the faculty and Board of Managers met and considered all the difficulties of the present situation. They decided, however, to bend every effort toward moving out here during October, this year, or latest in March of next year. Dr. Stuart will report more fully on this.

We, here, are working hard to get a considerable decrease in the cost of cement. We are sure of a 10% decrease at the expiration of the present contract, and are hoping that the Cement Co., will cancel the present contract and give us a larger decrease from the present time. We will report further later.

There is a further matter concerning Royles credit. It would seem that the amount allocated to them is too small while the amounts allocated to Burmeister in Copenhagen, and possibly to Galloways are too large. Will you therefore notify the Bank to add 2,000. pounds sterling to the Royles credit, and also to extend the time by thirty days. We do not anticipate that this would mean an increase in the total amount spent for machinery in Europe. Should it work out this way we will try to take care of it in the $150,000.00, mentioned in your last cable.

18th March, 1925.

We are this morning in receipt of your cablegram, which we have decoded to read:- that the G$150,000.00 includes everything so far. This we take it is an answer to our telegram, which we sent yesterday afternoon, asking if this figure includes the trenches or not. This means that there are no funds at all as far as our authorizations go to start either the Water Tower or the Power Plant.

We are today clearing the ground to drive the piles for the Tower. These are already made, and as it does not cost very much to drive them we shall go on, but we cannot let the contract for the building, until we have the authorization. We are ready to dig the foundations of the Power Plant, but here again it would be best to let a general contract. We have not telephoned to Dr. Stuart this last cable, but will have to do so. The situation is extremely perplexing.

Very sincerely yours,

Wm McIlroy Gibb Jr

SUMMARY OF RESIDENCE FINANCES TODATE.

Figures all Gold

Residence Land East	G$ 4,859.-		
South	3,080.-	G$ 7,939.00	
Tsai Tao	1,400.-		
4 Chinese Residences			
Plots 41,44,59,60	5,871.43		
Alterations in Houses already occupied	4,452.00		
Overhead	3,500.00	15,223.43	G$ 23,162.43
Contracts of 15 houses		83,400.00	
Lighting 446 points	2,110.00		
Plumbing Material	5,325.00		
Installation	430.00		
Heating Material	9.740.00		
Installation	875.00	18.480.00	101.880.00

Estimates for finishing residence compounds such as

Watermains, Main Electric Cables, Walls and Fences, Roads, Planting, Outside Lighting	East Site	11,430.00	
	South Site	6,000.00	17.430.00
			G$ 142.472.43

Average cost of house.

Contract	G$ 5,560.00	
Heat	707.00	
Plumbing	384.00	
Light	150.00	6,801.00
Land	240.00	
Overhead	706.00	946.00
		G$ 7.747.00

ORDER OF BALANCE OF HARDWARE NEEDED FOR 3 MEN'S DORMITORIES, ONE WOMEN'S DORMITORY, MEN'S ADMINISTRATION, LIBRARY, WOMEN'S GYMNASIUM, and REFECTORY.

All butts ordered by cable 19/ 3/ 25

Inside locks 370 pieces complete with spheroid knobs, escutcheons, and two keys.

Master keyed in 8 sets of thirty each

2 sets 25 each

2 .. 32 each

1 set 16 each

These locks are similar to Seargent P5649, or Reading Benten 7629, or Reading Benton 1322.

Outside door locks 23 pieces complete with knobs etc., as above.

Coat and Hat hooks 3,000 pieces.

Top and bottom bolts for double doors 44 sets

Transom Lifts 600 pieces.

12" casement adjusters 1150 pieces.

Casement fasteners for windows as listed in Russwin Catalog No.14

Mortise T7142 M Cast Iron 3" x 1 1/8" 100 pieces.

Rim .. .. 100 pieces.

Surface .. .. 100 pieces.

Cupboard turns 100 pieces.

~~8" butts 150 pairs.~~

Double swing hinges for pantry door 6 pairs.

All of the above to be bronze finished iron.

Bd

J.A.S. N.Y.
packed for export.

All of the goods to be phone limited item.

Double entre finish for Vitaphone good/6 battle.

~~Ex Cable. Tel. Battle~~

Component entre 100 pieces.

Entrance .. .. 100 pieces.

Main .. .. 100 pieces.

Monitor TITLE K Cent item 2" x 1 1\8" 100 pieces.

Commence instrument for window as listed in manual catalog No.14

"K" commence adjustable 1100 pieces.

Terminal title 200 pieces.

Top mm position point for double goods 24 mm

Cent mm mm mount 2,000 pieces.

Outside good tool K pieces complete with knobs etc.' on spool.

Mounting finish 2 mm, 8 MOUNTING 8'mm 'MOTIONGRAPH' mm 'MOTIONGRAPH'.

Mounting 8'mm 'MOTIONGRAPH' mm 'MOTIONGRAPH'.

Mounting to Mechanism to Kinematic to Mechanic for 2 mm, 8 Mounting.

---

25 \2 \21 Camp yd Motorto ellm IIA

Finish finish 250 pieces complete with adjusters knobs'mounting' only two guide.

Camp yd Motor 8 mm 8 mm Motor yd finish mm

Camp 25 mm 5

Camp 22 mm 5

Camp 21 mm 1

PEKING

March 19, 1925

Mr John McGregor Gibb
Construction Bureau
Haition
Peking West, China

My dear Mr Gibb:

Schedules received from John Simmons Co. indicate that we are getting on the President Van Buren sailing from New York today, March 19th, quite a little of your order for radiator fittings. The items we expect to have on this boat are:

2012' of 1¼" pipe
600 - 1¼" nipples
600 - 1¼" "
22 - 1¼" valves
50 - 3/8" drain cocks of English thread

We have also been able to get on the same boat shipment of the complete order for electric conduit and outlet boxes and bushings, etc.

I have your cablegram of March 11th and replied to you as per the enclosed confirmation. Let me report on the items in order.

First:- Mr Place gave full consideration to the British Mannesmann pipe and found it to be unsatisfactory both from the point of view of the fact that the ends had to be thickened to take the thread and also from a feeling that it would give trouble on expansion and buckle between anchors. Mr Place went over this whole matter at a meeting of the Finance Committee and their conclusion was to accept his recommendation. I have asked him to write to Mr Lund and send him copies of the statement covering the grounds for his decision and enclosing one of his blue prints comparing the estimates.

I know that you on the field will probably feel that we are spending money we do not need to spend, and of course this is an inevitable feeling on your part whenever we conclude that more ought to be spent to secure the desired results that you feel is necessary. But you can be assured we are not interested in spending money but in trying to do the whole job in the best way possible.

I am not yet able, however, to authorize the making of the heating mains as it is necessary that we be absolutely certain that the $100,000 will be made available by this arrangement which

bank, for as the matter stands now we are in for $25,000 more on the power plant machinery than there is in sight if this $100,000 should not come through. I have taken the matter up with the International Banking Corporation here and am endeavoring to hasten to complete the whole process.

Second:- The Committee took action against the purchase of the electric cable because we did not see the funds in hand and also because it seemed to us that the purchase through Becker is costing us more than is necessary. Your cable urging the importance of buying it I took up with the Committee by telephone and secured their consent to authorize the purchase on the cable provided you could get it in together with all other items contracted for, or necessary to protect items contracted for, on $150,000. I had your cable inquiry of the 17th asking if this $150,000 included the trench authorization for Gold $50,000. I was surprised to receive this cable for I thought that by this time you surely had our letters indicating that the $50,000 authorization at that time covered everything in sight. I have replied to your inquiry as per the enclosed confirmation saying that the Gold $150,000 includes everything so far. This is not an authorization for the expenditure of $150,000 Gold on all items connected with the power plant, for the release of this whole $150,000 depends on the completion of the arrangements with the bank in connection with the city site, so that the actual authorization which you have so far, consists of

Power plant machinery		$65,800.00	— ordered
Heating mains		40,000.00	— about to be ordered
Cold water pipe	about -	2,000.00	— paid out
Trenches		12,000.00	— original auth
Artesian well		1,500.00	— paid out
Electric cable		9,000.00	— as you decide
		$130,300.00	
		19,700	
		150,000	

The expenditure of this balance of $19,700 will not really be authorized until the arrangements have been made with the bank. This was the reason why in my cable I tried to indicate that if you desired to purchase the cable and to get it in within the $150,000, well and good, and the Committee would stand the racket involved in carrying it if the arrangements with the bank did not go through, though they could not carry more. But I also meant to indicate that if your expenditures to date on the trenches and for the items which are forecast as necessary to protect the investment in building machinery when that machinery begins to arrive would require, with the $9,000 for the cable, more than $150,000 it would seem to us unwise for you to purchase the cable. Unless you have word from us giving authorization for all of this $150,000 and more, you ought to be planning to use the $150,000 in such a way as to prevent any deterioration in the materials already ordered, by spending whatever might be necessary for their protection either in permanent installation or temporary shelter until permanent installation could be possible. We have word from Copenhagen, by cable, that the Diesel engine and motor will be shipped on March 21st, and we expect that early in April the shipment of boilers and machinery from Galloways & Royles will begin. There must be, when they arrive, some place where they can be put, preferably their permanent location, but there is not, so far as I can see, yet any money available to erect the power house building unless you can erect as much of it as may be necessary and possible out of the $19,700 left in the $150,000.

I would therefore urge that as soon as possible you lay out the distribution of this $150,000 including in it all the items of this kind expended, or required by expenditures already made, for the heat, light, water, sewer systems. It would be a help to us if you could make this out and send it to us, as we would then have a better understanding about what was going on and what you were talking about. Of course, we had hoped to be able to give you more leeway than this indicates at the present time and we are putting forth every endeavor to do this, but we are not able to go beyond what I have indicated in this letter.

Returning to my cable of March 14th, with reference to the plumbing order, I have received your reply by cable of March 17th saying "Purchase Simmons," although your abbreviation of Simmons gave us great perplexity for SMONS happens to be a regular code word and we could not make any sense out of it. I think I could have guessed it if it had been SIMNS, that may be a code word also. We have placed this order with them in accordance with your statement and I am hoping to have the larger part of this order on board the Dollar Line boat sailing the 2nd of April, and all of it complete on the boat sailing the 16th of April. This covers all my items in my cable of March 14th. I will be writing President Stuart concerning the remainder of the items in your cable of March 11th.

Referring to your cablegram of March 17th, we are glad to have the figure for the Girls College dormitory cost, although we had it already in the schedule of requirements in your letter of January 9th. I did not understand your request in your cable to advance to Roylos the sum of 3,000 £. They have letters of credit covering fully the orders placed with them for heating plant machinery, and are authorized to draw on these letters of credit when they present to the bank bills of lading or shipping papers for any part of the order. My guess is that instead of notifying us that they were going to make shipment and needed some money they notified you instead, this in spite of the fact that I had a letter from them a few weeks ago indicating that they would let me know shortly the time when they were making a shipment and the amount involved. I have written them asking whether my explanation of your cable was not correct and requesting them to let us know whether there was any other explanation of the statement in your cable than the one I have suggested.

I note also your request for details of the expansion joints and anchors in connection with the heating mains. These we will get off to you at the earliest possible moment.

A cable from Burmeister & Wain indicates that they are drawing on us for ~~27,000 £~~ £2700.= for the Deisel dynamo.

I am sending a copy of this letter to Dr Stuart and to Mr Krause.

Faithfully yours,

EMH/JW

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

21st March, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

We yesterday cabled to Mr. Bocker to ship us the following:-

60 rolls of two ply Guard Roofing Felt.
23 tons of Channel Iron bars 7"x3½" , about 20 lbs to the foot.

	132	pairs	4½"	loose pin butts.	
	373	..	4"	.. ..	..
	1160	..	3½"	.. ..	..
	467	..	3"	.. ..	..
	1050	..	2½"	Transom Butts.	
	150	..	2"	.. ..	

We also enclosed to him a list of hardware, of which the enclosed is a copy, asking him to communicate with you as to price. We would be pleased, if his shipment is earlier than New York, and price not too high, if he could get the work, as time of delivery from Seattle would be shorter.

We have not gotten yet over the staggering news in your telegram, acknowledged in our last letter, which indicates that there is no money either for the Power Plant, or the Water Tower. One is at a loss to know what to do with all the boilers, pumps, engines, electric generators, and other equipment, which will begin to arrive here in the course of the next two months, without any prospect of a house to put them in. In fact, we are so disconcerted that we are proceeding to dig the foundations for the Power Plant, even though we can not let the contract for the whole building.

Dr. Stuart has cabled you, asking for authorization for these two buildings, and we hope that cable will be received soon, so that we can formally make a contract.

We hear that Mrs. Frame has a cable, which indicates that Mr. Murphy's visit is not certain, the receipt of this news is welcomed by everybody.

Very sincerely yours,

John Gregg Adams Jr.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

CONSTRUCTION BUREAU

Haitien.

21st March, 1925.

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150 Fifth Avenue,
New York City.

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23 tons of Channel Iron bars 7"x3½", about 20 lbs to the foot.

172 pairs 4½" loose pin butts.
372 " " " " "
1160 " 3½" " " "
467 " 3" " " "
1050 " 2½" Transom butts.
150 " 2" " "

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Very sincerely yours,

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

31st March, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

We are enclosing a copy of the minutes of the last meeting of the Grounds and Buildings Committee. In regard to Library window frames, you will note that the Committee still feels that the sizes called for in Mr. Murphy's drawings are too large for this climate. Mr. G. G. Wilson, who is a trained carpenter, with twenty two years of experience in China, has been loaned to us by the Peking Union Medical College. Mr. Wilson confirms the opinion as expressed by Mr. Barmin, our carpenter superintendent, the Construction Bureau, and the Grounds and Buildings Committee, as stated in our action of three or four months ago. Casement windows of the size shown in Mr. Murphy's drawing project too far out into the weather when opened. They will not stand up in a climate as trying on wood work as North China. We have therefore given instructions to the carpenters to begin to make frames in units of six rather than in units of four.

Under the heading of Financial Arrangements for Advance Work, the Committee were entirely sympathetic with the Construction Bureau in its feeling, that it is necessary to begin the Power Plant building, and the Water Tower immediately. The Committee, however, felt that they are not in a position to make suggestions to the Trustees as to how funds can be secured.

The reasons for starting work early in the Spring have been explained to the Trustees each preceding year, briefly they are as follows:-

1) The securing of the necessary labor, if labor is not arranged for now at the beginning of the building season, only second best labor could be had later on.

2) March, April and May, are the three best building months. Days are both long and cool, and there are no rain and floods to interfere. These two facts are altogether apart from the necessity of trying to move in the Fall of this year.

We are proceeding on our own responsibility to put in the foundations of both the Water Tower, and the Power Plant, and shall proceed with the work until such time as authorization for letting contract is received, or we are instructed to discontinue operations. It seems inconceivable that the Trustees expect us to allow the machinery, some of which is already on the water, to stand around in the weather until the Spring of next year. We should be making every effort to get the Power Plant so far advanced that we can have them under roof when they arrive.

We are sending you at an early date blue prints of the Gate House, as approved by the Committee. This has already been suggested by certain Chinese specialists as the best gate to go with our type of buildings The student body is attempting to raise 10,000., Chinese dollars, that will cost to build same. We think this covers all the points in the minutes that need explanation up to the present time.

In walking Sunday afternoon we looked over two very attractive stone pilou (decorated marble arches, similar to but much smaller than the Kettler Monument, that use to stand on Hatamen Street, in Peking). These we are told can be secured for a few hundred Chinese dollars, though it will probably cost two thousand Chinese dollars to take them down, and erect them on the University Site. They are extremely beautiful works of art, which will never be reduplicated. We feel strongly that the University should obtain them, and are making inquiries alone that line.

The main floor slabs of the Men's Dormitory No.4. and of the Men's Administration building are both cast, and considerable of the interior first floor walls of Dormitory No. 4. is built. The tiles are going on the Women's Dormitory No. 4., and the roofing on the two Men's Dormitories, while progress, important, but not so visible, is being made in every other building.

We are expecting a large group of tourists from the Canadian Pacificround the World tour this week, and still larger group from the Franconia in about two weeks time.

We have cabled to Mr. Bocker, asking for 23 tons, 7 x 3½ inches, of Channel Bars. These are to be used as pipe hangers in the trenches. We also included in this cable a small amount of roofing. We are about to cable him today ordering for $2,000.00., of pipe and fittings for the twelve houses. His bid is better than we have been able to get out here.

We have placed the order for 16 houses heating with Andersen, Meyer & Co., their bid calls for 90% of invoice cost upon presentation of documents in New York. This is to authorize you to make the payment when the invoice is come in. Their total bill will be about G$7,500.00., ~~for the first twelve houses, and about 25% more for the others.~~

We have been getting some further figures from England in regard to the cost of Power Plant equipment, as it is being prepared there at the present time. Galloways are making the steam engines with generators, which will cost £1,900/0/0, Boilers £4,300/0/0, switch boards £950/0/0, steam pipes to connect boilers and engines estimated at £100/0/0. This brings their total without freight to £7,250/0/0. We are not sure how large their credit is. If it will not cover this will you please increase it, so as to cover these items. Royles say that their total comes to £7,000/0/0., and we covered this in our last letter.

Very sincerely yours,

Jno McGregor Gibb Jr

Pacific

banners

燕京大學
PEKING UNIVERSITY
(YENCHING TA HSUEH)

CONSTRUCTION BUREAU, Haitien.

PEKING

6th April, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City,

My dear Dr. North:-

We were yesterday in receipt of your telegram which we have decoded to mean: Royles are requiring £7,200/0/0 additional credit can you explain this? We are about to authorize the Refectory but cannot do so under the circumstances. This cable came just after lunch on Sunday, and was delivered at the house while the code book was in the office. We were jubilant because the one word we could read was Refectory. Our jubilee did not last long when we began to decode the message. We have just written a message to you in which we say:- "We do not understand your reference to Royles total amount including additions required £7,200/0/0 refer to my letter dated March 17th, 1925." Mr. Lund and I have just been going over the situation. When we wrote on March 17th we had placed orders with Royles for one additional pump, which was to be a stand by, also for the meters which were to measure the amount of water pumped thru the heating mains, and the cold water mains, also for the various recording instruments necessary for power plant of this size. These were all called for in Mr. Place's report. In addition there have been instructions to change the feed water contrivances from automatic to pump feed. These we estimated would not amount to £2,000/0/0. We have to day ordered from Royles a feed water tank, which will cost £180/0/0. This can hardly have had anything to do with your cable, hence the tenor of our cable.

We are glad that you are about to authorize the Refectory, and hope that on receipt of our cable you will be able to make this authorization.

Mr. Lund sees one possible explanation of Royles request for this additional amount. Sometime ago for their information he sent them a blue print of the heating main layout, he then received a cable asking if they were to order this, and he cabled back that they were not to place the order. The figure mentioned is about the cost of the heating mains from Mannesmann, and it may be that there has been some confusion alone this line.

Galloways have now written and asked for £380/0/0 for the smoke consuming apparatus for the four boilers, also £930/0/0 for the switchboards, with an additional sum not mentioned for inspection of the latter. These figures are not in addition to our letter of March 31st. It is very trying to have these items come in fragments like this, but it seems that it must be this way; but as the total is to provide an adequate up to date first-class equipment, it would seem better to establish it once and for all rather than to put in second rate and make shift components.

We are digging the foundations for the Power Plant, and ~~are~~ have the plan for the driving of piles for the pagoda in the hands of the contractors, so there will be a considerable progress on these two

buildings when this letter reaches you. Heating and plumbing are being installed in the various buildings at a rapid rate. Every trade is making great progress toward the finishing of the individual building in these fine working days.

A recent letter from Mr. Small of the Nanking University staff makes favourable comments on the workmanship shown in some of our buildings.

In answering Mr. Small's letter, which was asking for certain information, we again worked out the per cubic foot cost of the Sage Memorial building. If we use the cubage on which Mr. Murphy was paid we find that this building comes to less than 25 cents local currency per cubic foot, while he is paid on a theoretical rate of 50 cents gold. It should be added that our 25 cents includes all architect's fees, overhead and other expenses.

Very sincerely yours,

Jno W McRae Gilbert Jr

10 only 5' 0" baths complete with overflow etc.

40 only 18" x 21" wash basins complete with N.P. taps waste and trap.

10 only Low tank type W.C.'s.

7 only G.I. Kitchen sinks with trap and waste

9 only 40 gallon G.I. hot water storage tanks.

255' 4" cast iron soil pipe S.H.

60' 4" cast iron soil pipe D.H.

9 only 4" cast iron TY.

6 only 4" " " TY with 2" side inlet L.H.

4 only 4" " " TY with 2" side inlet RH.

12 only 4" " " elbows

9 only 4" x 2" inverted Y

110' 2" G.I. pipe.

90' 1½" G.I. pipe

310' 1¼" " " "

20' 1" " " "

290' ¾" " " "

280' ½" " " "

9 Only 2" x 1½" x 1¼ G.I. tees

1 only 1½ x 1½ x 1¼ " " "

2 only 1½ x1¼ x 1½ " " "

13 only 1¼ x 1¼ x 1¼ " " "

3 only 1¼ x 1¼ x ¾ " " "

2 only 1 x 1 x ¾ " " "

16 only ¾ x ½ x ½ " " "

6 only ½ x ½ x ½ " " "

44 only 1½ G.I. Elbows

55 only 1¼ " " "

2 only 1" " " "

(TASI TAO GARDENS PLUMBING MATERIALS)

49 only	¾	G.I. Elbows
98 only	½	" " "
3 only	1¼	45° " " "
11 only	1½"	unions.
6 only	¾	"
21 only	½	"
10 only	1½	drum traps
17 only	½"	brass taps
400 lbs.		caulking lead
94 "		oakum

Refer

NAMES TO BE ADDED TO MAILING LIST

* * * * * *

NAME	SCHOOL AFFILIATION	OCCUPATION	ADDRESS	RELATIVE?
Mr, J. D. McClanahan		merchant	Mason, Tenn.	Uncle
Mrs. J. F. Bryan		husband "	Munford, Tenn.	sister
Miss Burney Flaniken,	Dallas H. S.	teacher	4005 Swiss Ave. Dallas Texas	sister
Mr. Kantz	University of Tenn.	Sec. Y.M.C.A.	Knoxville, Tenn.	No.
Miss Marguerite Kehr	Lake Forest College,	Dean of Women,	Lake Forest, Ill.	
Miss Mary Hess	University of Tenn.	Mgr. Book Store Int. in Y work	Knoxville, Tenn.	
Dr. Bruce R. Payne,	Pres. Peabody College		Nashville, Tenn.	
Miss Julia Hubbell	East Texas State Teachers College Dean of Women		Commerce, Texas	
Miss Margaret Brown	Technician State Hospital #1		Fulton, Mo.	
Mr. R. G. Bell	University of S. C.	Y Sec.	Columbia S. C. (given before)	

Mr + Mrs D. B. Refs. Black Mt. N.C.

RECEIVED
ANSWERED
FILE
REFERENCE

Refs — Inquiries

All have cards.

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

8th April, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

We have to thank you for your letter of March 10th in by this morning's mail. We note that you were on the point of ordering the heating mains, we are glad that you are ordering, but sorry that the Trustees could not be convinced that the Mannesmann pipe would have done the work just as well. For the G$7,000.00., would be very useful at this time for other work.

We think the residence matter is quite clear, and that you probably have all the information you need in our Summary of Finances to date, sent to you on March 17th. We have at last convinced the university administrative authorities that it is best to leave the South Residence Site lie idle for the time being. The Grounds and Buildings Committee have authorized the reconstruction of the Tsai Tao Garden, and we are proceeding to dig a well there, to get estimates to put these houses in first rate condition. Prince Tsai Tao has agreed to all the suggested changes. We quite understand that all residences expenditures should be kept within the G$ 141,000.00., at present authorized. We further understand that the Princeton residence, and the two London Mission residences are outside of this G$141,000.00. The Princeton has paid for half of its residence, and the London Mission are paying regularly. We believe they are planning to pay G$7,000.00.

Aud 7/7/25 No

The electric cable is still unordered, we believe in this case we would not have had to pay Mr. Bocker's commission, as he is very frequently able to get the sellers to pay his commission, and save it to the university. We are not ordering as figures below will show that there are no funds available as the authorization stands now.

The seller will add

We are very much pleased with your handling of the electric conduit order, and have already given you the good marks for the speed developed. As most of the conduit was 1/2" we, of course, wanted 1/2" knockouts. The orders for the outlet boxes covers will follow when we find out which switches we are going to use.

We now come to heat, light and water, power plant items. Mr. Place's services do not appear in our estimated cost, and when these were charged to the Field we immediately charged them to overhead in the buildings already under construction. This, of course, weighed heavily on these buildings, but we believe the results will be equitable as other overhead will weigh heavily on other buildings.

not correct

Aud 7/8/25

Noted by letter of 4/17/25 Le

Contracts for etc

well 1.396.36
sewer 658.00
" El pipe 11.933.68
13988.68
G$7572.00

The list as it stands now should read as follows:-

Power Plant	G$ 82,567.00
Cold Water Pipe	3,300.00
Contract for heating mains	40,000.00
Trenches dug and laid	4,800.00
Trench water proofing material built to hand today	1,650.95
Other items expended so far	4,000.00
Overhead still to be paid on the above items	6,200.00

This gives a total of G$142,517.95., leaving about G$11,000.00., to be used in carrying on the work in trenches, power plant, and water tower construction.

The first item above includes items scheduled under boilers, steam engine, oil engine, switchboards, steam fittings, in our schedule of requirements for moving. It also includes valves and piping which will be used in the water settling tank, and in the tanks in connection with the water tower, so that part of this excess can be charged against the items opposite these buildings under the requirements for moving.

The G$4,000.00., includes most of the machines for the repair shop. You ask how the balance should be spent, it will almost spend itself. The trenches are wide open, and should be pushed to completion before the heavy Summer rains. We have on our desk here, a schedule for the balance of the cold water mains; it is cheaper to put these in now than any other time. The water tower must be begun now in order to have it for use in time, the power plant should be built in order to have it ready for the machines which are on order. The sewage must be undertaken. We realize that we are not authorized to let complete contracts for these items, but we must carry on piecemeal until such authorization come to hand.

We should have an authorization for the gas plant and pipe. We will need 2,000feet of 3" mains for this plant. As far as figuring goes todate Wrought Iron would be the most economical. This amount will cost G$1,500.00. If we cannot order the plant may we at least order the mains so as to lay them, and get this much more digging finished.

We note that the Women's Gymnasium plans are on the way. We have had materials stored for over a year for this building. We are now beginning to tear down the wall so as to be ready to go ahead as soon as the sketches come to hand. We hope the plans will be satisfactory. We are pushing the Bashford Memorial as we want to get it under roof this season.

In our schedule of requirements we make no mention of architects fees, but our estimate cost of a complete building has in it all sums charged to the Field up to the time of writing. Outside of this we have no way of telling how much the architects may persuade the Trustees to pay them. We here are inclined to rank the architects as very high class salesmen when it comes to their selling their services to the Trustees.

While on this subject we wish to remark that the architects refused when the writer was in New York, 1921, to consider a building as a repeat building unless it was identical in every respect to the building first drawn. When the writer tried to get them to consider the mirror image of the building as a repeat building they would not so consider it, nor would they consider buildings in which stairways or partitions were altered as repeats. As we have changed their drawings in order to get better Chinese style, to get more economical construction, and to get buildings that will suit the country better, it would seem that both according to their own definitions, and according to the plans used, they have absolutely no claim for repeat buildings.

We note in your letter to Mr. Krause that you are now charging G$ 2,500.- each to the Chemistry and Physics Buildings. In these buildings we have designed the concrete brackets, the ventilated ridges, the Chinese casements, and it does not seem fair to put this charge on these buildings. The funds in hands will hardly stand that much of a drain. We know that there will be a howl when the departments are told that the amount they will be able to spend has been reduced by this figure.

We have been looking for notice on shipment of the 900 odd radiator valves, up to the present we have been unable to locate such a notice. Further search may still find it.

Very sincerely yours,

Thomas Gregor Gibb Jr

燕京大學

PEKING UNIVERSITY
(YENCHING TA HSUEH)

CONSTRUCTION BUREAU ,Haitien.

PEKING

14th April, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

We are in receipt of a cable to Dr. Stuart, the first part of which gives the resume of the Trustees meaning, the second half asks for some information from Mr. Lund by telegraph. We have decoded it to read:-

see attached

"Telegraph if the Water Tower placed 200 feet high is correct, should it not be 100 feet above grade?"

Mr. Lund has not decided on a reply by cable as yet. In the meantime as we are writing we will explain that the 200 feet is a grade level, that datum was fixed at a hundred feet by the original survey made by Mr. Murphy. Mr. Newman was entirely conversant with this survey, so that the plan under discussion read 200 feet, it really meant that the tank was 100 feet above grade.

We are enclosing a list of plumbing materials wanted for the reconstruction of the Tsai Tao gardens. We are sending a similar list to Mr. Bocker in Seattle, if he can get these ~~entirely~~ nearly as cheaply as you can will you please let him ship.

The Berry party were on the Site for a few minutes on Saturday last, and are reported to be satisfied with everything here. They liked the type of buildings, and did not seem to feel that the Library had been slighted to date. Unfortunately I did not see them, as by the time I got to that part of the campus at which they were supposed to be, they left. Dr. Stuart was supposed to have lunch with them yesterday, and will probably report further .

We are making great progress along all lines of work, but are awaiting anxiously day by day for authorizations for the Power Plant, Pagoda, and Refectory, also to hear that the heating mains are on the way, and for any good news from New York.

We have bought another large parcel of the North East corner(Athletic Field). This was reported to be held at $4,000.00 local currency, and for a long time $3,000.00 was the bottom price, but I now have a letter in my possession which says that they will sell for $1,200,00. I am awaiting for the deed to be delivered when the matter will be closed.

Mr Warner

Yours very sincerely,

Jno M. Regan Jr.

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

CONSTRUCTION BUREAU, Haitien.

14th April, 1925.

Since writing this morning we have sent you the following cable

" One Hundred Feet above grade correct. Sending new plans which pleæ await await letter sent you on the Seventeenth.

By which we confirm that the height of the tank is one hundred feet above grade and that there are new plans on the way which left here on the seventeenth of march accompanied by a letter from Mr. Lund.

In this letter he explains that as the model of the pagoda addopted by the loaal committee did not allow of a great deal of window space and as the carrying of materials for the softening of the water to the top and the carrying down of the scrap or sludge would be a difficult matter he thought that the softening tanks might be made on the ground and the soft water pumped to the top of the tank once for all. You have doubtless had this letter and acted on it long before now so I will not need to write further.

Yours sincerely

Jno M. Gregg

TSAI TAO GARDENS

PLUMBING MATERIALS.

From Gibb
April 1st.

10 only 5' 0" baths complete with overflow etc.

10 only 18" x 21" wash basins complete with N.P. taps waste and trap.

10 only Low tank type W.Cs.

7 only G.I. Kitchen sinks with traps and waste.

9 only 40 gallon G.I. hot water storage tanks.

255' 4" cast iron soil pipe S.H.

60' 4" cast iron soil pipe D.H.

9 only 4" cast iron TY.

6 .. 4" .. .. TY with 2" side inlet LH.

4 .. 4" .. .. TY with 2" side .. RH.

12 .. 4" .. .. elbows.

9 .. 4" x 2" inverted Y

110' 2" G.I. pipe.

90' 1½"G.I. pipe

310' 1¼" .. ..
20' 1"
290' 3/4" .. ..
280' 1/2" .. ..

9 only 2" x 1 1/2" x 1 1/4 G.I. tees.

1 .. 1½ x 1½ x 1¼ .. .. ..

2 .. 1½ x 1¼ x 1 ½ .. .. ..

13 .. 1¼ x 1 1/4 x 1¼ .. .. ..

3 .. 1¼ x 1¼ x 3/4 .. .. ..

2 .. 1 x 1 x 3/4 .. .. ..

16 .. 3/4 x 1/2 x 1/2 .. .. ..

6 .. 1/2 x 1/2 x 1/2 .. .. ..

44 .. 1 1/2 G.I. Elbows

55 .. 1 ¼ .. .. ..

2 .. 1" .. .. ..

49	only	3/4	G.I. Elbows
98	..	1/2	... ...
3.	.	1 1/4	45° G.I. Elbows
11	only	1 1/4"	unions.
6	..	3/4	..
21	..	1/2	..
10	..	1 1/2	drum traps
17	..	1/2"	brass taps
400	lbs	caulking lead	
94	..	oakum	

Ewodie	C.I.	4/2	July 04
Ewodie	C.I.	4/2	July 04
	...	5/1	36 ..
		4/2	3 ..
		1 1/4	July 11
		5/1	15 ..
		1 1/5	01 ..
		5/1	41 ..
Total Amount Paid			400
Balance			40 ..

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

15th April, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New York City.

My dear Dr. North:-

write Andersen, Meyer & Co. Notify Dept

The enclosed is a copy of the heat for the Tsai Tao Gardens. The order has been placed with Andersen, Meyer & Co., for American Radiator Co. They have today called up to tell us that they would have to order 88 sections of 2 column 32" more than our order calls for. This is in order to enable them to get carloads so as to keep the prices down. If and when the bill is presented to you will you please pay for this additional amount. They will take it into stock out here, and credit us with the difference.

The pipe and fittings for this radiation has been ordered from Mr. Bocker, whose prices for same are the lowest we could obtain. Item No. 7 on this list should be 630 sq.ft., and not the five hundred noted here.

E

Interest Davis

You have noticed in our March balance sheet an item for stone bridges and monuments, nearly $6,800.- local currency. This includes one old bridge purchased to be erected near the front entrance, three bridges from the old Summer Palace for use on other parts of the grounds. These latter date back to George Washington's time. Also a pair of stone lions considered by experts the best works of art of their kind, extinct. These were purchased from a Manchu burial ground, West of the Jade Fountain. In your photograph file you have a picture of one of these. There is also included in this amount the cost of hauling, three of the stone columns, pair of Chi Lin (mythological animals), also one carved dragon slab, all from the old Summer Palace. The ownership of these latter is still under discussion, but we expect they will ultimately become the property of the University. We are also hoping to get the fourth column, and one more carved dragon slab.

We mention this now because we find the materials for the bridges very much in the road, and are proceeding to erect the same. We hope that the Trustees will be able to get a gift of approximately G$7,000,00., which can take care of this account, and also of the cost of putting the bridges and monuments in place.

There are similar works of art in the neighbourhood, and they are being destroyed by vandals, or being exported as museum

pieces to foreign lands. As we have the friendship and confidence of the people in this neighbourhood we can secure these and preserve them for posterity. If we can get a small sum of money in hand to purchase such as available, their value will bring a return many times greater than the original cost.

Yours very sincerely,

pro McGregor Stone

燕京大學

PEKING UNIVERSITY

(YENCHING TA HSUEH)

PEKING

CONSTRUCTION BUREAU, Haitien.

17th April, 1925.

Dr. Eric M. North,
150 Fifth Avenue,
New Yor City.

Revision of Cost List

My dear Dr. North:-

We have to thank you for yours of March 19th, addressed to ourselves, and a letter addressed to Dr. Stuart, Mr. Krause, and the writer, also a letter of March 23rd addressed to Mrs. Frame. We are glad to hear that part of the radiation fittings, and electric materials are on the President Van Buren, which we take it will be in Shanghai about the end of this month.

We note the reasons why the Trustees did not see fit to purchase the Mannesmann pipe for the heating mains, and we will call that matter closed. We take it from your pen note that these mains are ordered, and about seven weeks from date we will see the first consignment here. (Shipped May 14 - due in Shanghai 55-60 days

We also note the action of the Committee in regard to the electric mains, as explained in our previous correspondence, especially in our letter of April 8th, we see no way to order this item with the G$150,000.00., as at present authorized, so we will let the matter drop until such times as there are more funds available.

In looking over the letter of April 8th we note that the trench water proofing material reads, "built to hand today," it should have been, bill to hand today.

We are going on with the laying of the water mains, and with the laying of the trenches. We have also placed an order for Channel Bars to be used in hanging the heating mains. We have also contracted for 100,000 bricks for the Power Plant. This is necessary in order that they may be hauled before the roads get in bad condition.

We have not yet taken steps to making temporary shelters for any of this equipment, we are still hoping for authorization so that we can get the Power Plant well on the way before these machines arrive.

In referring to our letter of April 8th and comparing the list in it with your letter we find that we should have included the three following articles:-

Well	$ 1,396.36
Sewer	658.44
.. & Electric pipe	11,933.68

making a total of local currency $13,988.48, or G$7,572.00., which further reduces the balance on hand to carry on with these various equipments.

We are sorry for the confusion caused by our cable word for Simmons, and we will try not to coin words, which conflict with the cable code. We are thankful to know that all of this material is on the water at this time.

We suspected that you would have gotten the cost of the Women's College Dormitory from our schedule of Jan.9th, but as you asked for it so decidedly, we thought it best to include it in the cable. We hope the matter of "Royles advance £3,000/0/0., has been cleared. We note, from a copy of your memorandum to Dr. Stuart, regarding the amount pledged for the pagoda trimmings for the water tower. Dr. Stuart is in Tientsin, and we will not be able to consult with him before Monday next. In the meantime the piles are being driven, and we must begin to cast the concrete brackets for under the eaves. When we multiply 13 roofs by 8 sides, and by 3 sets of brackets for each side, you will understand why it is necessary to begin to cast this immediately. We have talked of putting the water tower up without the water trimmings, but find this impossible as the additional cost will be too great.

Now taking up your analysis of land etc., it perhaps would simplify matters if we would comment on the 13 (unlucky number) notes that you have. We shall leave it to Mr. Krause to explain the difference between his balance sheet and the Trustees balance sheet of June 30th, also the famine fund land does not come in in our accounts as it is not a construction bureau item.

In note 3 we had ~~to~~ included the cost of the buildings all architects fees charged out to us up to the end of November, in other words there had been G$6,000.- charged in the Bashford Memorial, and G$1,000.- in the Berry Memorial Library. That would decrease the corrections in column 2 by these two amounts, since then we have debited these buildings with G$2,800.- odd(~~dollars~~), and G$3,300-, odd, respectively. There is apparently an amount of G$2,250.00 on the Bashford, and G$5,000.00., on the Berry, which had not come into our accounts.

Note 4. There were charged up in the Ninde building the architect fees which were included in the four building contract, but, of course, not the later payments by the Trustees.

Note 6. You have also had our reactions to this charge of architects fees against the Science buildings. All of the charges in these buildings were up to date at the time of our writing.

Your note 7. is clear. When we get the Treasurer's statements from home we will make the adjustments in our books.

Note 8. The writer's personal feeling is that one Refectory should be made to meet all of our requirements for several years to come, and that if the architects fees can be charged against, and paid for in the first building, it will make the finance of the second building more easily handled.

In this connection may we point out that all buildings' costs are increasing, and that our overhead costs are becoming higher and higher, so that all equitable charges should be made against the early buildings, and this will tend to equalize the costs of similar buildings. This increase in cost will be more marked when in later years the University

is building an occasional building.

Note 9. When we were preparing the schedule in our letter of January we did not understand that we were to include items which had no reference to our moving out in September, of this year, nor did we understand that we had to include completed items, which have been appearing in our balance sheets month after month. It was for this reason that we omitted the Recitation building $16,900.00., Chinese, the Scranton Luce $1,200.00. Chinese, the ground improvements $17,300.- Chinese, the Well $1,400.- Chinese, &the permanent equipment (telephone installations) $900.00., Chinese.

Note 10. We are interested in your $156,000.00., Chinese, as the amount authorized for each Science building. We here have only had the $150,000.00., Chinese, in mind. The cost of these buildings is exceeding our previous estimates, and without equipment will today stand at roughly $140,000.00., Chinese.

Note 11. It is unsafe to revise the Power Plant figures, for while we are apparently saving on one item there are increases in other items, and to the original cost there must be added costs of installations and testing.

In the item of electric transmission, while the cable will come to G$8,000.00., and even less, there are certain panel boxes and fuses, the latter called for in Mr. Place's report, that were originally not figured on. We are striving for strict economy on each item, and we have faith to believe, will bring the whole cost under the G$300,000.- which you include in your estimates.

Note 12. We have also explained how we have handled Mr. Place's services. If this is taken out of the overhead of the early buildings, it will reduce the cost of these buildings, and, of course, make that much more money available. Our overhead item in Jan. 10th list was what we figured we would still have to pay to the engineers and superintendence for the Power Plant.

Note 13. The matter of the well has been explained above. We are at a loss to know what is meant by general plans, but think it is probably included in our balance sheet under item, "Permanent Investments, Grounds Improvements."

We note that the Finance Committee is still thinking of sending of Mr. Murphy to the Field. We are somewhat reluctant to take this matter up again. The situation as we see it, is about as follows: The buildings are nearly completed, their arrangement on the ground cannot be altered, their style is also fixed. There is nothing about the plant we are reluctant to have Mr. Murphy see, because all the changes made have been improvements on his plans, and have been reported faithfully back to New York as they have gone on. As far as the present buildings are concerned he can only report favorably to the Trustees, any other report would make it necessary for the Trustees to adopt entirely different method of carrying on the work here.

In regard to advance work there is practically none in sight with the exception of small dormitory units for the Men's College, and judging from the present indication they are not likely to be built now. Had Mr. Murphy been coming and going three or more trips a year, an additional trip at this time would be quite natural, but as he has only made one trip since the work started, and that time spent less than a day on the Site, a trip now would appear to many as though some uncertainty had been aroused in the mind of the Trustees.

From the Writer's personal observations of Mr. Murphy's trip to Peking, in fact of his attendance at office in New York, he dares to suggest that he would spend but little time actually on University business while in Peking. He would look up many old acquaintances, spend much time in hunting for new work, hold any conferences with committees that were arranged for him, but as for productive work little would be forthcoming. Besides there being no adequate return of the University for the expense of such a trip. We fear one difficulty, that is if Mr. Murphy has come, seen, and returned to New York, he will be in the position to almost dictate all future movements in regard to this construction work. We here know that many of his suggestions are not correct, so that we would be very disatisfied to have his word law in New York. As the writer goes on with this letter he fears that he is repeating what has already been said, or is it that he has thought these thoughts so frequently that he seems to have said them before.

We note that you ask where items can be cut out which will help to cut down the requirements. We sometime ago decided that we would not put up any repair shop at this time, but use some spare space in the Power Plant for this purpose. We hope that by putting in a second floor we can get extra space and save the expense of a garage. The building does not lend itself to piecemeal construction, besides once the plant is running it would be difficult to add to it, or make any great changes in the plant as the dust and the dirt ~~caused~~ would injure the running machines.

We agree with you that it would be uneconomical to postpone any of the work in the trenches, or digging parrel trenches. This all should be done now, and the ground leveled up, and the campus gotten into the condition once and for all. The writer personally quite agrees with you that we should eliminate the second Refectory, in fact it does not appear in our Jan.10th requirements for moving, and if we can get the Power Plant we are sure the University would vote to move out with such dormitory accommodations such as we have now, and such space as can be temporarily used in the attics of the dormitories now up.

The residence item can also be reduced. We are at present keeping stricly within the G$141,000.00., of your recent telegram.

We have not worked this out in a table form as that would simply mean copying your figures over again.

In regard to the Women's Gymnasium plans Mrs. Frame tells us that she is going to send a copy to the Site. Your comments on the plans are hard to understand without the plans before us, but as far as our comprehension goes they seem to be quite logical, and we hope that the Women's College will be able to accept the plans as they come.

The China representatives of the American Radiator Company have been informed that the last part of our heating order, of which we wrote ~~you~~ in our last letter to you, comes to G$1827.92., 90% of this amount is to be paid against surrender of Bill of Lading etc, in New York. This is includes the extra 2 column 32" radiation mentioned before.

Very sincerely yours,

Jno McGregor Gibb

PEKING UNIVERSITY

New York,
April 27, 1925

Prof. John McGregor Gibb,
Haitien,
Peking West, China.

My dear Gibb:-

Your cablegram of April 25th was decoded today as follows:

> "Please telegraph the following to eldest child of J.M. Gibb how are you in health Why did you not write"

This message I at once communicated by telegram to your son at Wesleyan University.

Cordially yours,

Secretary.

EMN
HBB

YENCHING UNIVERSITY

April 30, 1925.

Mr John M. Gibb,
Yenching University Construction Bureau,
Haitien,
Peking West, China.

My dear Gibb:-

I have your letter of referring to the need of increasing the credit for Galloways for power house equipment. Your original direction to us called for a letter of credit for 6,000£. Your recent letter asks that this credit be increased to cover 7,350£ not including transportation. I now have a letter from Galloways under date of April 17 in which they state the approximate total of the items now ordered from Peking as 8,569£. They do not indicate that this includes freight. This would seem to indicate that there is now called for instead of the 14,000£, for which you originally gave us instructions, the sum of 18,869£ not including the freight on Galloways items. The amount that is therefore called for is upwards of $86,000 instead of the $65,800 which was originally called for. Your letter of January 9th giving the estimated gold cost of the items for this part of the power plant was $65,800.

I wonder whether you are conscious of the fact, first, of the inadequate estimate that was made at the beginning as to the power plant cost, and as to the persistent increases that have come. I cannot understand why we should be continuing to accept increases on these materials, and as far as I can see we are entirely at the mercy of Royal & Galloways, we being under obligation to pay any sum they may fix as the price for the things which may be ordered from Peking. You will note that these increases have added $20,000 more to the cost of the power plant.

It seems to us here that the driving effort to put the University on its new site by the Fall is having its inevitable effect of not having the cost carefully calculated and progress made in a conservative and economical manner. We are doing everything that we can to release funds and to get more, but we will soon be in a hopeless frame of mind if additions are going to be made at this rate to the item which we have the most difficulty in getting money for.

Cordially yours,

EMH