

COLUMBUS, GEORGIA

THE PLACE WITH THE  POWER AND THE PUSH

PROPOSAL FOR LEASE OF LAND TO THE UNITED STATES GOVERNMENT FOR ESTABLISHMENT OF SCHOOL OF MUSKETRY.

We, the undersigned, A Corporation having its principal office in the city of Columbus, State of Georgia, propose to furnish to the United States Government, by lease for use by the Government to establish a School of Musketry or for any other purpose which the Government elects, the following premises hereinafter more particularly described. Said premises consisting of a tract of land with its appurtenances, located in the Counties of Muscogee and Chattahoochee, State of Georgia, and are substantially as shown on the accompanying map, and containing approximately the acreage as noted thereon.

We propose to turn this tract of land over to the United States Government, intact with its appurtenances, in one compact body, and to remove from said premises all families and tenants now residing on or otherwise engaged or employed thereupon, within ten (10) days from receipt of notice from the United States Government of its acceptance of this proposal, excepting only the tracts of land hereinbelow noted, over which we have not secured control.

We understand further that the Government may clear the land at its own expense and remove therefrom all brushwood, saplings and trees, by paying to the owner of the land compensation based on the current market price of timber suitable for lumber, without compensation for brushwood or saplings.

UNITED STATES ARMY INFANTRY SCHOOL
DONOVAN RESEARCH LIBRARY (ATSH-ATL)
6751 CONSTITUTION LOOP, STE 101
FORT BENNING, GA 31905-4585

COLUMBUS, GEORGIA

THE PLACE WITH THE

COLUMBUS
CHAMBER
OF COMMERCE

POWER AND THE PUSH

-2-

We also understand that the Government shall have entire use and absolute control of all buildings, waterways, highways and improvements left on the premises, with further right to erect or construct on premises such buildings, waterways, sewer systems, roads trenches, etc., and to remove, alter or raze any or all buildings or other improvements on aforesaid premises, as may be deemed necessary for the Government's interest, by paying to the owner of the land the true value of damages to any building affected.

In case of lease the amount of damages to be paid in any or all of the aforesaid cases shall be arrived at by agreement between owner and the Lessee, or a duly authorized agent of the Government, and if they fail to agree they shall select a third arbitrator, and the decision of any two shall be final; this plan of settlement to decide the extent of damages which may arise from the aforesaid causes during the entire period of this lease, or any renewal thereof.

We further understand that if the premises be leased, the lease with all its covenants and agreements maybe renewed yearly as often as the need of the public service requires.

We further agree that the price at which the said several parcels with appurtances will be leased by the United States, are substantially as stated in the tabulation below:

COLUMBUS, GEORGIA

THE PLACE WITH THE  POWER AND THE PUSH

-3-

<u>NAME</u>	<u>LAND LOT NO'S</u>	<u>Acres</u>	<u>PRICE</u>
M A Anthony	116	101	\$ 303.
Wm. Becker	141	202	405.
T. E. Berry	114	163	250.
A O Blackmar	114	20	50.
J F Cammell	175	150	300.
Mrs. H.L. George	94-98-99-127-130	429	800.
Morgan Jones	115-116	217	434.
Frank Kilpatrick	95-96	161	322.
G. Wood King	131-132	405	810.
M.W. McBride	128-129-130 157-158-159 160-163-164	1305	2500.
H C McCutcheon	174	100	300.
Mrs. S.O. Parker	113	100	200.
J.A. Rankin	161-162-163	350	720.
Mrs. Sarah A. Ritch	65-208-209	570.	1140.
Mrs. Lucy Roberts	94-95	176	352.
Delia Shorter	175	60	120.
Mrs. Leila K. Smith	95-99-126-206	446	892.
Jno. R. Snellings	178-179	304	760;
R.R. Snellings	206-207-210 211	640	1280.
CARRIED FORWARD		<u>6109</u>	<u>\$11838.00</u>

COLUMBUS, GEORGIA

THE PLACE WITH THE

COLUMBUS
CHAMBER
OF COMMERCE

POWER AND THE PUSH!

-3A-

<u>NAME</u>	<u>LAND LOT NO'S</u>	<u>ACREAGE</u>	<u>PRICE</u>
Brought Forward		6109	\$11838.00
H.A. Springer	97-98-127 177-178	644	900.
Mrs. B.C. Thomas	116	70	300.
Geo. J. Thomason	147	101	500.
A.L. & J H Thornton	66	202	404.
J T Whatley Co	143	202	506.25
TOTALS		<u>7328</u>	<u>\$14448.25</u>

COLUMBUS, GEORGIA

THE PLACE WITH THE

COLUMBUS
CHAMBER
OF COMMERCE

POWER AND THE PUSH

It is understood and agreed that where crops have been planted that the Government will compensate the said parties, and where contracts have been made between land-lord and tenants, will compensate said tenants for any expenses and loses which they may occasion by surrender of said lands to the Government; said compensation in both instances to be arrived at by agreement between the tenant and the lessee or a duly authorized agent of the Government, and if they fail to agree they shall select a third arbitrator, and the decision of any two shall be final.

Columbus Chamber of Commerce

By

Josiah H. Journey

Vice-President

By

S. E. Jones

Secretary.

Columbus, Georgia.

January 17th, 1918.

LAW OFFICES
FRANK U. GARRARD
COLUMBUS, GEORGIA


Columbus, Ga., Jan. 17, 1918.

Officer in Charge Cantonment Construction,
Washington, D. C.

As chairman of the Board of County Commissioners Muscogee County, I agree to build a road approximately two miles in length from our Buena Vista Road, to reach any point selected by the United States Government as a camp site for a School of Musketry.

I further agree to begin work as early as possible after receiving formal notice of the selection of a site.

FUG/C


Chairman Board of County Com-
missioners Muscogee County, Ga.



THE COLUMBUS POWER COMPANY

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

COLUMBUS, GA., January 16th, 1918.

General I. W. Littell,
Officer In Charge Cantonment Construction,
Washington, D. C.

ATTENTION MAJOR J. N. PEASE

Dear Sir:

We beg to submit herewith a proposal for building the necessary transmission line and substation for the proposed camp site near Ochiltee and furnishing power and lighting service for the same.

In view of the fact that we are uninformed as to the length of time this service may be required, we desire to submit several alternative proposals, as follows:

PROPOSAL A:

We will furnish all of the necessary material and build a transmission line to, and a substation at, the camp site for a three phase, sixty cycle, 11,000 volt line of a capacity of 150 to 300 kilowatts, and furnish all of the primary wiring and installation, including transformers, lightning arresters and the necessary metering instruments to step this voltage down to either 2300 or 575 volts, at the actual cost to us plus ten per cent., and furnish power service, measured on the secondary side of these transformers, at the following rates:

A fixed or service charge of \$1.35 per horsepower per month, plus 3/4¢ per kilowatt hour for all energy consumed. Length of term of contract immaterial.

PROPOSAL B

We will build the above mentioned line and substation complete for the sum of \$25,000 and furnish power at the following rates:

A fixed or service charge of \$1.35 per horsepower per month, plus $3/4\%$ per kilowatt hour for all energy consumed. Length of term of contract immaterial.

Both of the above proposals do not include any secondary wiring.

PROPOSAL C

This company will build the necessary transmission line and substation at its own expense, and retain ownership thereof, under the following conditions:

1.- For a one year contract, an investment charge of \$1,000 per month; a service charge for not less than 200 horsepower amounting to \$270 per month, plus a meter rate of $3/4\%$ per kilowatt hour for all energy consumed. Under this proposal the cost of current figures out:

	Cost per Kilowatt Hour		
	Power Cost.	Investment Cost.	Total Cost.
20% Load Factor,	1.98¢	4.56¢	6.54¢
30% Load Factor,	1.57	3.04	4.61
40% Load Factor,	1.36	2.28	3.64

2.- For a three year contract, we agree to build the line at our own expense and retain ownership thereof for an investment charge of \$490 per month and a service charge for not less than 200 horsepower of \$270 per month, plus $3/4\%$ per kilowatt hour for all energy consumed. Under this plan, the cost will be as follows:

	Cost per Kilowatt Hour		
	Power Cost.	Investment Cost.	Total Cost.
20% Load Factor,	1.98¢	2.23¢	4.21¢

	Cost Per Kilowatt Hour		
	Power Cost.	Investment Cost.	Total Cost.
30% Load Factor,	1.57¢	1.50¢	3.07¢
40% Load Factor,	1.36	1.12	2.48

3.- For a five year contract, we will build the necessary transmission line, retaining ownership thereof, for an investment charge of \$380 per month and a service charge for not less than 200 horsepower of \$270 per month, plus 3/4¢ per kilowatt hour for all energy consumed. Under this plan the cost is as follows:

	Cost Per Kilowatt Hour		
	Power Cost.	Investment Cost.	Total Cost.
20% Load Factor,	1.98¢	1.73¢	3.71¢
30% Load Factor,	1.57	1.15	2.72
40% Load Factor,	1.36	.86	2.22

4.- For a ten year contract, this Company will build the necessary transmission line at its own expense, and retain the ownership thereof, for an investment charge of \$275 per month and a service charge for not less than 200 horsepower of \$270 per month, plus a meter rate of 3/4¢ per kilowatt hour for all current consumed. The cost under this plan figures as follows:

	Cost per Kilowatt Hour		
	Power Cost.	Investment Cost.	Total Cost.
20% Load Factor,	1.98¢	1.25¢	3.23¢
30% Load Factor,	1.57	.83	2.40
40% Load Factor,	1.36	.62	1.98

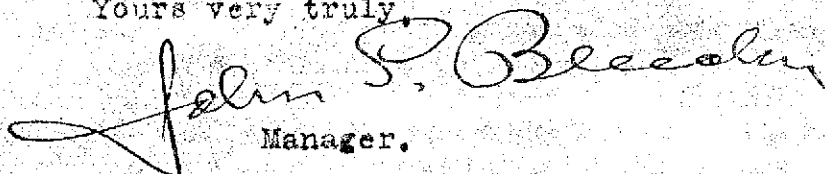
All of the rates named in the above proposals are subject to the adjustment set forth in the coal clause, copy of which is attached hereto.

Should any of these proposals be approved, it will be necessary for us to secure from the Government priority orders for the necessary poles and wire for this line, as we haven't got them in stock and it

Jan 16 1918

will take at least three weeks to complete the building of this line after the material is on the ground.

Yours very truly,

Handwritten signature of John S. Bleeker in cursive script.

Manager.

GKH/PHC.

Enclose.

Whereas the price of steam coal may well be taken as a fair index to the cost of labor, material and other supplies entering into the total cost of the manufacture and distribution of electric power for sale, and whereas the sale of Primary Power involves a supplemental steam plant to provide a continuous and reliable supply of power:

It is mutually understood and agreed by the parties to this contract that the rate named herein is based upon the cost of coal F. O. B. Columbus at \$2.60 per ton of 2,000 pounds, of a standard quality ranging from 13,000 to 14,000 B. T. U's per pound; and that said rate for power will be increased or decreased by one-fourth of one mill per kilowatt hour for each increase or decrease of twenty-five cents per ton in the cost of coal above or below said \$2.60 per ton delivered F. O. B. Columbus.

Adjustments in the rate for power to be made at intervals of six months.

Prices for coal to be determined by actual quotations from at least three responsible dealers.

POSTAL TELEGRAPH - COMMERCIAL CABLES		
RECEIVED AT	CLARENCE H. MACKAY, PRESIDENT	DELIVERY NO.
	TELEGRAM	
The Postal Telegraph-Cable Company (Incorporated) transmits and delivers this message subject to the terms and conditions printed on the back of this blank.		

16-070

DESIGN PATENT No. 40420

872agfx21

Columbus Ga Jan 10

Maj J N Pease

Room 458 Monroe Court Washn

seventy four hundred out of nine thousand acres uder option

at two dollars per acre report in detail being made up

M Reynolds Flournoy 711p

WAR DEPARTMENT
OFFICE OF THE CHIEF OF STAFF
WASHINGTON

January 25, 1918.

From: Major General R. M. Blatchford, M.A.

To: Major General John F. Morrison, U.S.A., Director of Training.

Subject: Site for School of Musketry.

1. In compliance with telegraphic instructions from The Adjutant General under date of January 11, 1918, to proceed to Columbus, Georgia, and examine a site at that place for a proposed School of Musketry, I left this city on January 12th and arrived at Columbus, Georgia, on the 14th and spent two days driving about the country in an automobile, examining several suggested sites and finally decided upon one as described on the enclosed map.

2. Area. The site selected comprises about 7,328 acres and situated about twelve miles from the City of Columbus, Georgia, the greater part of this distance being covered by a well constructed country road.

3. Soil. The site was visited shortly after a few hours of very heavy rain. The soil is sandy and no water was found standing in pools, the entire tract being practically dry.

4. Back Stop. The southern boundary is a high range of hills of average height to make an excellent back stop for small arms firing.

5. Water. The water supply is believed to be greatly in excess of the amount required. It will be taken from Upatoi Creek, and I was informed that an analysis would show it to be of excellent quality. At the time of my visit it was very muddy, due to a very recent heavy rain.

6. Transportation. If sufficient auto transportation can be furnished, the necessity of the railroad running a spur into the property would not be necessary, in so far as the conduct of the school is concerned, thereby making a reduction in the cost of construction by one hundred and sixty-four thousand dollars (\$164,000), but on the other hand, it might be advisable to construct this spur, because of the rapidity of delivering the necessary building material, and the construction must be completed in the shortest possible period of time.

7. Lighting. The plant should be lighted by electricity; attention is invited to the proposal of the Columbus Power Company and to paragraph 3 of the enclosed letter of General I. W. Littell, M.A., bearing on this subject.

8. Demolition of Buildings and Clearings. There will be no necessity to raze or alter any building situated within the site. It will however be necessary to do a small amount of clearing on the range proper.

9. Crops. No crops had been planted, as far as I was able to see or ascertain.

10. The missing page referred to in paragraph 7 of General Littell's letter, has been received and I have inserted it in its proper place in the communication from the Chamber of Commerce, Columbus, Georgia.

11. The above is respectfully for your consideration.

Wm Blatchford

Encls.
sw

WAR DEPARTMENT,
OFFICE OF THE QUARTERMASTER GENERAL OF THE ARMY
WASHINGTON, D. C.

No. 600.13 CR-C (Columbus, Ga.) January 23, 1918.
From: Officer in Charge of Cantonment Construction.
To: Major General, R. M. Blatchford, Washington, D. C.
Subject: Plans and Layout for proposed School of Musketry at
Columbus, Ga.

1. I herewith submit for your approval tentative plans and layout for the proposed School of Musketry on the site selected by you at Columbus, Ga., consisting of the following personnel:

200 Training Officers
800 Enlisted Men
1000 Garrison
26 Permanent Officers
34 Non-commissioned Officers (Permanent)
3 Clerks

The layout calls for the following list of buildings:

1 Brigade Headquarters
1 Officers Barracks
2 Officers Quarters
1 Officers Lavatory
32 Barracks
9 Mess Halls
9 Lavatories
2 Administration Bldgs.
1 Post Exchange
1 Medical Infirmary
1 Garage
1 Guard House
1 Q.M. Storehouse
1 Ordnance Magazine
1 Bakery
1 Lavatory at Guard House
1 Fire House
1 Detachment Barrack

2. You will note that the firing line for all ranges lies in a straight line just south of the old road, and that the entire camp site is shown to the left. You will also note that the Central Georgia Railway can project from its main line of track between Columbus, Ga. and Americas, Ga. a spur track into the camp, a distance of approximately three miles.

2. Upatoi Creek, which flows through the camp site, will furnish abundant water supply within 3000 feet of the camp site.

3. Enclosed in the report you will find several propositions from the Columbus Power Company relative to furnishing lights and power from their plant located near Columbus. As this, however, is very expensive and as the personnel of the camp is small, it is my opinion that a most satisfactory and more economically constructed light/arrangement would be a small local lighting unit, delivery of which can be made within a few weeks from date ordered.

4. You will also find in this report a letter from Chairman of the Board of County Commissions, Muskogee County, Ga., in which he agrees to build a road approximately two miles in length from the Beuna Vista Road to reach any point selected by the United States Government as a camp site.

5. It is my opinion that the county has an organized force which will, upon being informed that this has been officially selected, be ordered to commence work at once.

6. The total estimated cost of this plant is \$706,000, detailed estimate of which is hereto attached.

7. You will note that page three of the proposal from the Chamber of Commerce, Columbus, Ga. is omitted from this report owing to the fact that it was not ready when the writer left Columbus. This sheet should arrive daily, and I was assured that there would be no trouble with the options which could be secured at an average price not exceeding \$2.00 per acre.

8. In lieu of this page, I am attaching a telegram received on January 19th which shows the progress made on leases to that date.

By authority of the Secretary of War:

I. W. Littell,

Brigadier General, Q. M. Corps, U. S. A.
In Charge of Cantonment Construction.

By:


Major, Quartermaster, R. C.

JNP/TEG

SCHEDULE OF ESTIMATE
FOR
SCHOOL OF MUSKETRY, MUSCOGEE COUNTY, GEORGIA

For: 200 Training Officers
800 Enlisted Men
1000 Garrison

Permanent Personnel
26 Officers
34 Men Non-Com.
8 Clerks

Attention Major Pease

B. & Q.	\$ 252,000
S. S. & T.	200,000
R. W. W & D.	164,000
C. & R. of H.	10,000
Infirmary	10,000
S. G. & R.	<u>30,000</u>
Total	706,000

Name of Job School of Musketry, Muscogee County, Georgia
 For: 200 Training Officers, 800 Enlisted men, 1000 Garrison,
~~2000 Garrison~~ Permanent Personnel, 26 Officers, 34 men (non-Com), 8 clerks.

From: George Gibbs, Jr. Captain, Q.M.R.C. by R. C. Snow
 Date Jan. 22, 1918.

To: Major Pease

No. Officers -or- Men	No. and Name of Bldgs.	Size of Bldgs.	Plan No. For Bldg.
1	Brigade Hdq. Officers Quarters - Type D.	20' x 28'	8
1	Brigade Hdq. Officers Barracks	20' x 49'	10
1	Officers Lavatories	14' x 14'	25C, 26, 26A, 26E, 27
2	Officers Quarters	30' x 77'	103
32	Barracks	30' x 60'	620 - 313, 314, 315
4	Mess Halls	20' x 154'	" - 316, 317
5	" "	20' x 133'	" " "
9	Lavatories	20' x 49'	25C, 26, 26A, 26L, 27
1	Administration Bldg.	20' x 84'	28
1	Administration Bldg. at Storehouses	20' x 42'	28 Part Only.
1	Post Exchange	32' x 91'	32 E. & F.
1	Medical Infirmary	30' x 63'	620 - 302, 303, 304 305, 306
1	Garage	50' x 100'	620 - 301
1	Guard House	20' x 56'	620 - 331
1	Q. M. Storehouse	60' x 168'	620 - 319, 320
1	Ordnance Magazine	20' x 20'	71
1	Bakery		
1	Lavatory at Guard House	14' x 21'	25C, 26, 26A, 26F, 27
1	Fire House	23' x 58'	66
1	Detachment Barrack	20' x 108'-6"	10 Type C.
General Plans - Stove Heating Electric Service and Lighting			620- 329, 330, 48

RCS/MS