

Phi Kappa Sigma – ΑΔ Chapter

The Next 100 Years

Overview

- Introductions
- The Need for Renovations
 - Physical Structural Upgrades
 - Impact to Brotherhood
- Vision for a Renovated Alpha Delta Chapter House
- Renovation Approach
 - Engineering Analysis
 - Architectural Analysis
 - Refined Costs (Draft Proposal from Contractor)
 - Financial Analysis
- What's proposed and how much it will cost
- The Critical Role of Phi Kap Alumni
- Next Steps
- FAQs

The Need for Renovations

- The house is now over 100 years old
- The last substantial renovations completed in the 1950's
- In the 1980's the following improvements were made:
 - The house was sided
 - The roof and windows were replaced
 - The kitchen refurbished, and third floor study room renovated
 - Electricity was enclosed within conduits to bring the wiring up to code
- Since the 1990's fire doors added to the 2nd floor and stairway to meet code
- Hardwood has been refinished periodically on 1st floor
- Painting and cosmetic improvements have been made as skill and funding have allowed

The Need for Renovations

- There are critical infrastructure needs
 - The roof is leaking
 - Life safety / code upgrades are needed
 - Inefficient / poorly insulated
 - Layout does not meet the needs of today's student
- The house is old and in tired condition at best
- Can any of us imagine living in a house that has gone so long without needed updates?
- The Corporation has addressed critical needs but does not have the deep pockets required to truly renovate the house

The Need for Renovations

The condition of the house is a point of frustration

- With alumni
- For current undergraduates
- Hurts rush and recruitment
- Puts the chapter's future at risk
- Is expensive to maintain and outdated

Renovated Chapter House

Improvements with a updated house

- Meet code requirements
- Improved life safety / fire systems
- Stronger undergraduate chapter
 - Improved rush
 - Higher live-in numbers
 - Improved lay-out to foster brotherhood interaction
- Alumni pride
 - Use of house during reunion week-ends
- Continuation of Phi Kap legacy at University of Maine

Renovation Approach

- **Skullumni / Alumni / Undergrad leadership**
 - Dave Gates '53
 - Dan Ludden '92
 - Foster Shibles '56
 - John Hodgkins '57
 - Rob Kiah '63
 - Chip Stephens '77
 - Shawn Harris '91
 - Tom Palmer '98
 - Dan Ludden '98
 - Nate McLaughlin '98
 - Scott Morelli '99
 - Matt Martin '03
 - Alex Kuehling '05
 - Josh Moody '05
 - Sean Theriault '10
 - Matt Dalton '10
 - Corey Horr '11
 - Elias Eider '11
 - Chuck Hastings '11
- Undergraduate input and involvement
- Partnership with University / Alumni Association

Efforts Thus Far

- Held meetings to discuss needs of house
- Engaged Professionals to assist with approach
- Partnered with Housing Corporation to:
 - Confirm overall support for project
 - Determine up front financial contribution from Housing Corp
- Expanded scope of work to better meet needs of students
 - Revised layout for 1st Floor and RAM w/ suite concept
- Discussed work with University
- Obtained fundraising advise from UMaine Alumni Association and other experienced fundraisers
- Build PKS alumni list (Skullumni, University, Composites)
- Received some initial gifts from Alumni

Key Accomplishments

- Reinvigorated House Corp
- New land lease with University
- Professional Guidance in key areas
 - Existing Conditions / Engineering Analysis
 - Architectural Planning and Renderings
 - Structural Analysis of Roof
 - Contractor Draft Proposal
- Walk through of Renovation Plans

What is proposed?

- A staged effort is proposed to complete this work
 - Complete work in staged approach as quickly as funding allows
- **Priorities**
 - Phase I
 - Replace roof
 - Renovate 1st floor and public areas of the house
 - Enclose the rear staircase to meet fire codes allowing the front stairway to be restored to original condition (with fire doors removed)
 - Phase II renovate the 3rd floor and kitchen
 - Phase III renovate the 2nd floor and bathroom
 - Phase IV address any external needs of the house (siding, etc).

How much will it cost?

- We've received a draft proposal to complete the work for just under \$500,000
- This is significantly less than the architectural estimates we received of \$1,000,000 to \$1,200,000 before professional fees
- Adding in some items not included in contractor estimate will get us to \$500,000 to \$600,000 in 2009 dollars

Why an Alumni Capital Campaign?

- The fraternity house needs a full renovation not cosmetic fixes
- Work is beyond the scope of undergraduate fixes and work week-ends.
- The renovation is needed due to the collective impact of generations of Phi Kaps
 - This is not an issue of neglect or abuse
 - Wear and tear that has accumulated over too many years of deferred maintenance.
- The Corporation would be unlikely to finance via a loan
 - Substantial debt risks the firm financial footing of House Corp
- This will set foundation for the physical house and AΔ chapter's strong presence at UMaine for the 100 years
- The house will up to code and safer
- The alumni will set the right example, tone and expectations not only for the current undergraduates but for generations of Phi Kaps to follow.
- An improved chapter house will assist the undergraduates in their efforts to attract and retain men of quality and character

What we need from alumni?

- Remember what Phi Kap and the bonds we made have meant to us
- Support and focus
- Networking and contacts
- Goodwill and word of mouth marketing
- Enthusiasm
- Gifts of time and money

Next Steps

- Expand communication to alumni
 - Personally, one on one, brother by brother
 - Build on contact lists of brothers
 - E-mail and letter follow-up
- Roll-out of fundraising efforts to broad alumni base
 - Request capital gifts over three year period to maximize potential gifts
 - Communicate gift options
- Determine scope of work that can be achieved with budgeted donations
- Commence renovation work in summer of 2009
- Continue to reach out and communicate plans

FAQS