

***Alumni Corporation of Alpha Upsilon Chapter of
Pi Kappa Phi Fraternity***



**CAPITAL CAMPAIGN
PHASE II**

FINISH WHAT WE STARTED

After completing a successful Phase I of the capital campaign the Alumni Corporation is embarking upon an effort to raise the additional funds necessary to complete the renovations and upgrades to ensure the long term viability of the chapter house.

PHASE I ACCOMPLISHMENTS

In a period of only thirteen months (Nov.'06 to Dec.'07) the Alumni Corporation successfully:

- Completed the planning for the capital campaign;
- Secured the participation of over 40 alumni volunteers to contact Alpha Upsilon alumni;
- Reached agreement with Drexel for the return of Pi Kappa Phi to the campus including negotiation of an agreement for the operation of the chapter house;
- Raised over \$220,000 in donations from 150 alumni in a period of ten months (late February through December 2007);
- Completed repairs of damage, renovations, re-equipping and furnishing the chapter house at a total cost of approximately \$346,000 inclusive of \$150,000 of donations of materials and labor;
- Arranged for 7 undergraduates to reside in the chapter house for the Fall quarter and 10 in the upcoming Winter term with an additional 35 potential brothers recently recruited;
- Developed a business plan for funding future maintenance and repairs of the chapter house;
- Reenergized support for the Alumni Corporation from the membership.

CAPITAL CAMPAIGN PHASE II

A total of \$300,000 is needed for Phase II of the capital campaign of which approximately \$50,000 should be available from outstanding pledges to be received from Phase I. This leaves a goal of \$250,000 to be raised for the following renovations and repairs:

PHASE II CONSTRUCTION~ RENOVATIONS AND REPAIRS

1. Plumbing Stack to Third Floor: This line is functional but has become constricted over time and is prone to clogging. **\$10,000**

2. Install Bathroom in Kitchen Rear: This will be the room for the House Director; we need to provide a private bath to attract a qualified individual. **\$15,000**

3. Exterior Paint / Masonry Repairs / Gutter Downspout Repairs: General maintenance is required to protect the house from water intrusion. **\$35,000**

4. Fire Alarm Panel and Life Safety Upgrades: The building has passed its annual inspections but it is anticipated that the fire alarm panel will have to be replaced next year. **\$15,000**

5. Front Staircase Millwork: There were insufficient funds after the fire in 1993 to restore the historic millwork in the main staircase. This project will restore the railing up to and including the second floor landing. **\$40,000**

6. Porch Railing Restoration: The steel supports hidden within the terra cotta railings on the front porch have rusted to the point where the railings had to be removed from the house. This Project is to restore the original railings and correct a safety issue. **\$25,000**

7. Air Conditioning: The HVAC system that was installed after the fire in 1993 was installed with the intention of adding air conditioning. The house gets very hot in the summer. Other fraternities on campus have central air conditioning. **\$20,000**

8. Basement Renovation: The basement has been cleaned out and basic lighting has been installed. Since moisture and humidity is a constant, it was concluded that the safest restoration scheme was to leave the ceiling and wall structures exposed. The ceiling was painted black during the prior restoration. The walls should be parged and painted and the floor should also be painted with epoxy paint. Lighting improvements should be made and a foosball table is needed. These improvements will be the center of social activity for the undergraduates. **\$15,000**

9. Carriage House Restoration: All of the Plumbing and heating systems in the carriage house need to be replaced and the roof is in need of significant repairs. This project is necessary to render the Carriage House habitable. **\$75,000**

10. Inflation/Contingency Fund: Create a reserve fund to cover inflation and any unforeseen expenses that may arise during the initial period before the Alumni Corporation has accumulated sufficient reserve funds from undergraduate rental income. **\$50,000**

All the items are important to either the functioning of the chapter house, competitiveness of the fraternity on campus, or the character of the chapter house. These are not items that can be delayed until the Alumni Corp. builds up sufficient reserve funds to address these matters. Because of years of deferred maintenance the exterior painting, masonry and gutter repairs have to be dealt with very soon to avoid any potential damage to the interior of the house.

Many of us spent our initial post graduate year residing in the Carriage House apartment. Making this building again habitable for recent graduates will help provide a positive bridge between the alumni and undergrads. Rental income from the apartment will also increase revenue.

Comparable to capitalization for a new business donations are necessary to undertake these efforts to ensure the successful long term well being of the chapter house.

The operation of the chapter house, when fully occupied, will generate net rental income for the Alumni Corporation of approximately \$35,000 per year after expenses. These funds will be needed for long-term maintenance reserves as well as to fund on-going maintenance of the house. The Alumni Corporation used \$75,000 of their capital reserves in the recent restoration of the house to cover operating costs while the house was vacant. The reserve account is down to \$20,000 at this time. Any net rental income is not anticipated from the undergraduates until fall of 2008, when the house is fully occupied. The Phase I renovations and repairs were not completed before occupancy due to the lack of available funds. We need to have the funds available to complete these items in 2008.

PI KAPPA PHI CAPITAL CAMPAIGN PHASE II SUMMARY

Goals: Raise \$250K

Attract 70 Additional Donors to the Campaign (from 150 to 220 donors)

Case Statement:

- After successfully completing Phase I of the capital campaign approximately \$50,000 will be available if all future year pledge amounts are received;
- Remaining repair and improvements to the chapter house are estimated to cost \$300K;
- It is important to address the additional required renovations and improvements to ensure the structural integrity of the house, complete certain improvements to make the chapter house more attractive to prospective brothers and restore the viability of the carriage house in 2008;
- Future undergraduate rental income is projected to provide approximately \$35K per year to build reserves for future repairs.

Based on fundraising experience from other campaigns a reasonable goal for a successful campaign is to attract donations from 20% of our alumni. With approximately 1,100 members, 220 contributors is an appropriate total number of donors goal. At the conclusion of Phase I 150 alumni have contributed to the campaign. Increasing the number of donors will broaden the support and strengthen the alumni corporation future base of support and interest in the chapter house.

Through donations and the resourcefulness and in-kind donations of many brothers, much has been accomplished in a very short period of time. We now need to complete what has been started to make all of these efforts a complete success.

HOW TO CONTRIBUTE TO THE CAPITAL CAMPAIGN

1. By Personal Check payable to Drexel University
On the Memo Line, please note "Pi Kappa Phi"
For your convenience, please use the attached pledge form.
Please mail your check and the completed form to:

Drexel University
Office of Institutional Advancement
3141 Chestnut Street, Suite 310
Philadelphia, PA 19101
Attention: Lydia Kokolskyj

2. By Credit Card by clicking on the link on:

www.drexel.edu/ia/giftsonline

Please note "Pi Kappa Phi" on the Special Instructions Line.

If you have any questions, please contact Lydia Kokolskyj at

Drexel at 215-895-2611



**Alumni Corporation of Alpha Upsilon Chapter of Pi Kappa Phi Fraternity
2007 Capital Campaign for the Undergraduate Chapter Re-Colonization
and
Restoration of the Chapter House at 3405 Powelton Avenue
GIFT AND PLEDGE FORM**



Yes, count me in!! I want to make a gift of:

___ \$10,000 ___ \$5,000 ___ \$2,500 ___ \$1,000 ___ \$500 ___ \$250 \$_____ Other
(This is the entire amount of your gift, even if paid over several years, please note payments below)

Please find my check enclosed made payable to:

Drexel University, Memo: Pi Kappa Phi Capital Campaign

Please charge my gift of \$ _____ to my

American Express Discover MasterCard Visa

Card Number: _____ Expiration Date: _____

Signature: _____

I wish to make and fulfill my pledge as follows:

In payments to be fully paid by June 30, 2009 as follows:

Date: _____ Amount: _____

Date: _____ Amount: _____

Date: _____ Amount: _____

If you wish to extend your pledge over a longer period, please contact Lydia Kokolskyj

Matching Gift form enclosed.

(If you or your spouse work for a matching gift company you could increase the value of your gift. Not sure if your company matches, check with your benefits office or log onto www.matchinggifts.com/drexel to obtain information on the company's matching gift policy.)

You can also expedite your gift online at: www.drexel.edu/ia/giftsonline

Be sure to note "Pi Kappa Phi- Capital Campaign" on the Special Instructions Line

I have remembered my Fraternity in my estate plans.

Please acknowledge and credit this gift in the following way:

Name _____ College, Class _____

Please keep us informed of any changes:

Address _____

City, State Zip _____

Telephone (H) _____ (O) _____ (C) _____

Email: _____

Signature(s) _____ (If making a Pledge)

Mail To:

Lydia Kokolskyj, Asst Vice President
Drexel University
Office of Institutional Advancement
3141 Chestnut Street, Suite 310
Philadelphia, PA 19101

Scan and E-mail to:

ldk24@drexel.edu

Fax to: (215) 895-4966

Phone: 215-895-2611