



A Capital Campaign for the
**Undergraduate Chapter Re-Colonization and
Restoration of the Chapter House
at 3405 Powelton Avenue**

Alumni Corporation of Alpha Upsilon Chapter
Pi Kappa Phi Fraternity

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3405 POWELTON AVENUE**

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I. Summary

The future of the Alpha Upsilon Chapter of Pi Kappa Phi Fraternity rests squarely in the hands of its Alumni. Seventy-three and a half years ago 35 Drexel men took a significant step and created an organization of brotherhood and fraternity from which we have all benefited. Their legacy has endured wars, depressions, and major cultural changes in society. In 2003, the undergraduate Chapter succumbed to a growing trend of fraternity chapter closings that has been all too common throughout Drexel as well as the rest of the nationwide fraternity system. At Drexel, Pi Kappa Phi was the ninth fraternity to have its charter revoked in

the past 7 years. This year, Lambda Chi Alpha became the tenth fraternity to meet the same fate.



Men of Alpha Mu (Penn State) & Alpha Upsilon at a Regional Conclave. Circa 1959

Throughout the history of our chapter, Pi Kappa Phi, Alpha Upsilon has been a leader of the Drexel University campus life. We were the first National Fraternity to be established at Drexel and our brotherhood includes descendants of the Drexel family as well as many of the individuals whose names are synonymous with many of Drexel's buildings. A major effort is presently underway, being championed by a large and diverse group of our Alumni, and coordinated with the help of the National office and Drexel University to return Pi Kappa Phi to our rightful place as a leader of fraternity life on the campus.

The new undergraduate chapter will be organized and trained under the direction of the National office and a team of Alumni Advisors. This Training team will instruct the associates in the fraternity's tenets of Character, Leadership, Academics, Sportsmanship and Service (men of CLASS). In addition, they will

participate in Pi Kappa Phi's Alcohol Skills Training Program, an award winning program. In order to satisfy Drexel student safety requirements, a responsible adult, usually a graduate student, known as a House Director will live in the house.

The Re-colonization of the undergraduate chapter will take place in the Fall of 2007. A strong Alumni base of support is necessary for the chapter to succeed. In addition, the Chapter House is in need of repairs, renovation and furniture in order to provide a safe environment for the undergraduates to live and to provide a focal point for Alumni events on campus.

This Capital Campaign's goals are to raise the funds necessary in order to restore the undergraduate chapter to a leadership position on campus. We have developed a scope of work, budget and schedule to accomplish our goals. The restoration of the Chapter house will be completed in 2 phases.

Phase 1 will make the house ready for occupancy and will include furniture and equipment necessary to support the needs of the undergraduates. Phase 1 will be completed in time for a projected September 2007 occupancy.

Phase 2 will include upgrades and improvements to the house to make it more useful to the brotherhood. The days of large keg parties are a thing of the past and today's fraternity house will need to provide members with gathering places for pool, foosball, movies and video games. These improvements are also geared towards restoration of some of the millwork on the main staircase.

The \$750,000 goal of this campaign will be a challenge to the strength and commitment of our Alumni, but we believe it can be met by a combination of donations, multi-year pledges, matching gifts and endowments. We are encouraged that the Phase 1 needs will be met, since we have already received commitments for some generous gifts and challenges that will provide a good foundation towards the success of this campaign. All contributions are tax deductible and will be credited to the Donor's total giving to Drexel.

Thank you for your support of Alpha Upsilon and Pi Kappa Phi.

II. Introduction

The Alpha Upsilon Chapter of Pi Kappa Phi Fraternity at Drexel University was chartered on May 20, 1933. It was the first National Fraternity at Drexel and, from its beginning, was and continued to be the leading fraternity on the Drexel Campus. Kappa Sigma Delta, which was the local fraternity that became the Alpha Upsilon Chapter of Pi Kappa Phi, included among its members a who's who list of Drexel's leadership at the time, including George W Childs Drexel, A J Drexel Paul, Cyrus H.K. Curtis, and Alexander Van Rensselaer. Our history of attracting the best students at Drexel has continued over the 73 years of its existence. The founding and existence of our chapter is embodied in the **Mission Statement of Pi Kappa Phi** as follows:

We will lead.

The expression of shared values and ideals as contained in the Ritual of Initiation, Supreme Law and fraternity policy;

The pursuit of brotherhood through scholarship, leadership, service and social experiences;

The achievement of personal excellence in each member and collective excellence in our fraternity;

A lifelong brotherhood of its members



Men of Alpha Upsilon pose for a photo in the Fall of 1987

With over 1,300 members, we are one of the largest groups of Alumni on Drexel's campus.

Nationally, we have had several Alumni who have been recognized with the honorary title of Mr. Pi Kappa Phi, including John Deimler, a Past National President, Fred Schmehl and Jack Casper, who was also a Past National Treasurer. One cannot dispute, as evidenced only by the sheer numbers of great men that have come through this organization, that our chapter has provided a platform for those great men to begin to realize their potential.

After several years of inactivity, the Alumni Corporation has been reactivated. Officers have been elected and an initial group of three members have been elected to the Board of Directors. As our base of support among the alumni continues to grow, nine directors will be added to the Board to bring the total number of directors to twelve, as required by the By Laws. At the meeting it was agreed to fill the remaining board seats over time to allow a more diverse group of Alumni to become active.

A Board of Alumni Advisors has also been established by Dr Vince Thomson, the Pi Kappa Phi Regional Governor who is responsible for coordination of the Re-colonization effort. This group will be charged with oversight of the year long training process of the new undergraduate chapter that culminates in the Chartering ceremony that will take place in 2008. Pi Kappa Phi National Fraternity is at the forefront of all of the National Fraternities with its Alcohol Skills Training Program, a formal course that all undergraduates are

required to take. This Program was developed by Pi Kappa Phi and is now being used by most of the major National Fraternities.

We will also have a House Director living in the house at all times. Drexel requires all Fraternities and Sororities on Campus to have a live-in House Director. This individual is normally a graduate student, and adds a level of oversight in the house so that problems may be avoided.

As we begin on our journey to create a new undergraduate chapter and to reinvigorate the Alumni Chapter into an active organization, we hope that brothers can look back with fond memories on their experiences as undergraduates and will want to create an environment where new generations of great men can be given an opportunity to succeed.

III. State of the Chapter

Throughout the late 1980's and 1990's all fraternities across the nation faced the task of balancing a responsible policy on alcohol consumption with the stereotypical expected fraternity experience. Pi Kappa Phi adopted a comprehensive alcohol education process and rules for the responsible use of alcohol. The fraternity's long-standing prohibition against any form of hazing was also routinely challenged by alcohol-fueled situations that got out of hand. Nationally, two deaths were attributed to alcohol abuse and hazing incidents at other Pi Kappa Phi Chapters. Throughout most of the later 1990's up until 2003, the undergraduate chapter at Drexel was on probationary status for various violations of Drexel's policies. At the end of 2003, came the straw that broke the camels back; a hazing incident where brothers allegedly doused associates with beer. This incident, when viewed in context of the chapters recent past, caused the National Fraternity, with the cooperation and assistance of Drexel, to take back the charter and effectively shut down the undergraduate chapter.

As was the case with 10 of the 12 national fraternities on Drexel's campus, there was a 3 year period where the Fraternity would have to wait before being allowed to petition Drexel to be admitted back into the fold. With the support of the Alumni Advisors, the Regional Governor, and the National Office, the petition



Inter-Fraternity Cup for Scholarship. Accepted by Spring Pledge Class of 1966

process has begun and we are anticipating that the first group of associate members will be initiated in Fall term, 2007. We are looking forward to a successful re-colonization process and a new undergraduate chapter of approximately 60 members.

Unfortunately, when the chapter was shut down, a mechanical problem resulted in frozen sprinkler lines, and subsequent water damage to the chapter house. In addition, vandals broke into the house and caused substantial damage to the bathrooms and electrical systems. A combination of the water damage, vandalism, and neglect have resulted in the need for substantial repairs to the

house as well as the need for furniture and other equipment necessary to operate the house in a safe and effective manner.

The Alumni Corporation has evaluated the damage to the house and restoration needs. We have developed a scope of work, a budget and a schedule to effectuate the repairs. This budget, schedule and scope of work are set forth in sections V, VI and VII below.

IV. Goals/Objectives

For the last 75 years, men have come to Drexel University in search of a quality education. 1,325 of those men, found much more than just a quality education; through their experience with Pi Kappa Phi, Alpha Upsilon they have found a brotherhood and a home. Through our ritual and through shared experience, Alpha Upsilon alumni remain bonded to one another in unique and profound ways. The men who come to Drexel today will very soon have the opportunity to build lasting memories and true friendships, just as we did, and be called.....Pi Kapps.

We believe that today's young men need fraternity in the truest sense. We also believe that a well-run and meaningful chapter experience is the best way to prepare young men for the challenges of tomorrow. May 20, 2008 represents the date that is the 75th anniversary of the Chartering of the Alpha Upsilon Chapter of Pi Kappa Phi Fraternity. We have established this date as the target to get the charter re-issued to the chapter. In order to achieve our target, the following goals have been established:

- **Goal 1.** Successful Re-colonization of the Undergraduate Chapter Fall 2007. Representatives of the National Office are scheduled to be on campus Fall term, 2007 to recruit 60 associate members. Following induction, new members will go through a year-long member education and re-chartering process culminating in the Chartering Ceremony to be held in May of 2008 at the 75th anniversary celebration of the Chapter.
- **Goal 2.** Complete Phase I Repairs to House and Furniture for September 2007 Occupancy. We believe it is crucial to the success of the Chapter to have the house available for occupancy and Alumni events in time for the Fall Term, 2007. Our Capital Campaign Schedule is targeting this goal.

- **Goal 3.** Create Active Alumni Chapter. Without an active and involved Alumni Chapter, the undergraduate chapter cannot succeed. Alumni involvement is the only way that the ideals that were instilled in us can be passed onto the new members. The Alumni Corporation intends to create opportunities for Alumni to attend several social events per year to re-establish old bonds and reinvigorate our Alumni Base.



Rich Husted shoots for two as Alpha Upsilon defeats Delta Sigma Phi 53-30

- **Goal 4.** Raise funds necessary to accomplish goals through Capital Campaign Program. The Goal of this Capital Campaign is to raise a minimum of \$750,000. through Alumni Donations, pledges, corporate matching gifts, and endowments. With Drexel's cooperation, all contributions will be tax deductible since they will come in to our dedicated account that has been established with Drexel. All contributions will be counted towards the donor's total giving account to the university. In other words, as long as the contribution to Drexel is directed to the Pi Kappa Phi account, it will count both towards this Campaign and also towards the Donor's account at Drexel.

V. Scope of Work

The house underwent a major renovation in 1995 after a fire that caused substantial damage. When the undergraduates moved back into the house after the fire in 1995, they proceeded to build lofts in many of the rooms to create separate sleeping and living quarters within each room. This change resulted in a cultural shift in the house as well. While in past generations the dining room was a daily place of assembly, as was the basement foosball table and TV in the living room, the house evolved to a point where there was no demand for a meal plan, and brothers barely left their rooms. This resulted in a further deterioration of normal brotherhood relationships and contributed to the collapse of the chapter.

The building heating system was not properly maintained and failed during the first several days after the house was vacated in 2003. A sprinkler pipe froze and burst, causing considerable damage to flooring, woodwork and finishes. Subsequently, vandals broke into the house and caused considerable damage to the bathrooms and the kitchen. Drexel stepped in and secured the house, repaired the heating system, and took responsibility for paying utility bills since the beginning of 2004.

A team of contractors organized by Brother Steve Markley has inspected every building system and every room of the house and developed a detailed scope of work and budget to complete the restoration. With the house empty, we have no source of income and the costs to carry the house are continuing to mount. Accordingly, we have developed an initial Phase of work that is necessary to make the building suitable for occupancy and that will allow us to begin a rent stream to maintain the house going forward.

Phase I of the Restoration of the house includes the following:

- Removal of all built-in bunks, lofts, bars, closets, etc in the bedrooms; Restoration of walls and painting the entire house;
- Renovation of the Bathrooms by installation of new fixtures and repairing and cleaning existing surfaces, tile, etc.;
- Cleaning, Repair and rendering the kitchen operational so that it can be used to create a meal plan for the brothers;
- Restoration of floors by re-finishing wood floors and adding carpet on upper floors, as needed;
- Cleaning and Restoration of Library, Living Room and Dining Room;
- Repairs to Mechanical, electrical, Fire Protection and Fire Alarm systems
- Furnishing and installation of durable bunk beds, desks and chairs in each bedroom
- Installation of an AV system in the Living Room
- Dining Room Furniture and Chairs in order to allow for a meal plan, and furnishing Cookware, plates and silverware

In addition to the above, funds will be necessary to purchase ritual equipment, signage, and to cover operating costs until the house is occupied. We estimate that the funds necessary for Phase I will be approximately \$500,000.

Once the house is occupied and an undergraduate chapter is established, and as the proceeds of the fundraising capital continue to come in, the following individual **Phase 2** projects will be completed as funds become available:



Men of Alpha Upsilon and dates at 1956 Rose Ball (Sylvania Hotel)

Phase 2 Projects include:

- Upgrade Kitchen
- Restore Millwork on Main Stairs
- Basement Renovation and creation of activity center with Foosball; Ping Pong; Video Game Room; Home Theater System and Lounge
- Restoration of Front Porch
- Landscaping improvements and upgrades

The renovations and furnishings have been planned with the intention to encourage brothers' use of the entire house instead of simply living in their rooms, dormitory style. The above

improvements will also be completed in a manner that we hope will command respect from the

undergraduates such that they will want to be caretakers of the house as well as residents. We estimate that the cost of these Phase 2 upgrades will be approximately \$250,000.

The balance of the funds may be used for other chapter advancement purposes as directed by the Alumni Corporation including but not limited to leadership training, undergraduate scholastic achievement recognition awards, operating reserves, and/or Alumni fundraising events.

VI. Schedule

The initial clean-up work and demolition work will begin in December 2006 with the use of existing funds in the Alumni account.

	Description of Work	Start and End Dates
Phase One	Work Required for Occupancy as listed above	January, 2007 through August, 2007
Phase Two	Balance of Projects	Through May 2008

VII. Budget

The following is a summary of the proposed budget broken down in phases. A Detailed Budget is provided in the Appendix.

	Description of Work	Anticipated Costs
Phase One	Work Required for Occupancy as listed above	\$ 500,000
Phase Two	Balance of Projects	\$ 250,000
	Total	\$ 750,000

VIII. Key Personnel

Alumni Corporation of Alpha Upsilon Chapter of Pi Kappa Phi

Title	Name	Year Of Graduation	Brotherhood Number	E-mail Address
President	Tony Noce	1980	AU 817	anoce@comcast.net
Vice President	Mike Imms	1982	AU 851	mimms@mmwr.com
Treasurer	Tom Hill	1983	AU 865	thill60@yahoo.com
Secretary	Steve Markley	1980	AU 827	smarkley@lfdiscoll.com
Director	Alex Sheppard	2001	AU 1245	jasheppard21@yahoo.com
Director	Scott Kahan	2001	AU 1253	kahan13@gmail.com
Director	Daniel Andrepont	2004	AU 1279	dma_17@hotmail.com
Director Emeritus	Fred Schmehl	1957	AU 400	

2007 Capital Campaign Fundraising Committee

Fundraising Co-Chair	Jack Casper	1967	AU 605	jackcasper@att.net
Fundraising Co-Chair	Mike Lavelline	1970	AU 678	mlavelline@aol.com
Committee Member	Keith Sheppard	1973	AU 725	goodsheppard2@comcast.net
Committee Member	Rich Husted	1966	AU 601	richhusted@aol.com

Pi Kappa Phi Regional Volunteer Support

Regional Governor	Dr Vince Thompson	1986	ET 6	docvt@aol.com
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Drexel University Office of Institutional Advancement

Director of Development	Benjamin Perry			bap36@drexel.edu
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IX. Updates and Information

A key component of our campaign is communication. The website www.pikappau.org will be the portal where information on progress will be provided to the brotherhood. As the campaign progresses, donation totals will be periodically updated on the website. We will also establish a monitoring process to ensure that donations to Drexel are properly credited to the renovation account.

X. Endorsements

The support expressed for this Capital Campaign has come from many sources that are too numerous to mention. However, the following are examples of the more senior Alumni and others who have pledged their support for this Capital Campaign:

Mark A Timmes	Pi Kappa Phi National Fraternity, CEO
Constantine Papadakis	President, Drexel University
Bob Simon	AU 196
Doug Clarke	AU 220
Major General John Stoner	AU 237
Phil Troilo	AU 240
Don Short	AU 259
Bob Cornellson	AU 265
Ed Girvin	AU 271
Carl Graham	AU 272
George Spangler	AU 282
Jack Steer	AU 284
Ed Streater	AU 285
Don Williams	AU 286
Al Cooke	AU 301
Bill Hitchens	AU 302
Gene Ferry	AU 306
John Daskalakis	AU 471
Steve Winter	AU 528
Len DeCarlo	AU 591
Tom Nebiolo	AU 615
Larry Egoff	AU 649
Roy Stout	AU 652
Ron Bonina	AU 654

This is not meant to be a comprehensive list, merely an indication of the support that we have received for the Campaign.

XI. Next Steps

A. Donations can be made by the following methods:

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:

Benjamin A. Perry
Director of Development
Drexel University
Office of Institutional Advancement
3141 Chestnut Street, Suite 310
Philadelphia, PA 19101

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.
3. Please consider a multi year pledge in your giving plan. Multi-year pledges are a convenient way for donors to provide continuous support to the fraternity. For Pledges and-multi-year donations, you can also use the attached pledge form. If you have any questions, please contact Ben Perry at Drexel at 215-895-2389

XII. Levels of Support

If you are already a donor to the Drexel Annual Fund Program, you may choose to direct future donations to Pi Kappa Phi by simply noting “Pi Kappa Phi” on the special instructions line. A level of support that qualifies for entry into the **John W Deimler Society** as set forth below, also qualifies the donor for membership in Drexel’s **A. J. Drexel Society**, along with all of the associated benefits, as set forth in Drexel’s Annual Fund Plan.

<u>John W Deimler Society</u>	
<u>Category</u>	<u>Gift</u>
Nu Phi Club	\$100,000.00 or Greater
Founder	\$50,000.00 to \$99,000.00
Benefactor	\$25,000.00 to \$49,999.00
Fellow	\$10,000.00 to \$24,999.00
Sponsor	\$5,000.00 to \$9,999.00
Sustaining Member	\$2,500.00 to \$4,999.00
Affiliate	\$1,000.00 to \$2,499.00

Star and Lamp Club	\$500.00
Alpha Upsilon Club	\$250.00
Diamond Club	\$100.00