



Building for the Future

Renovation of 7401 Princeton Avenue
Home of the Alpha Psi Chapter of Theta Chi Fraternity

Prepared by the Alpha Psi Renovation Committee

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Overview

Our Proud Heritage

For over 75 years, the Alpha Psi chapter of Theta Chi has been an important part of the University of Maryland. From our founding in 1929 to the present, our proud history speaks for itself with academic achievement and leadership on the Maryland campus.

While many of our brothers have gone on to successful and distinguished careers in business, engineering, medicine, government, and countless other endeavors, the common bond of our brotherhood remains along our shared principles and values.

Most of us can trace the roots of our success to one place – Theta Chi. The early training we received through our fraternity including leadership skills, organizational skills, social skills, teamwork, and character has been integral to our personal success.

Since 1929, our chapter at 7401 Princeton Avenue has been a home away from home for hundreds of young men. It has also served as a living and learning center for our members. However, if we wish for the Alpha Psi chapter to continue its record of accomplishment, we must overcome a number of challenges facing our chapter house. With our past and present secure, we must now look to our future.

Our Challenges

While our Theta Chi experience is certainly more than the ‘bricks and mortar’ of the chapter house, our home undoubtedly plays a significant role as a living and learning center and as a proud symbol of our shared values and goals.

In recent years, the Theta Chi alumni leadership has been assessing our future at Maryland. We have engaged architects and engineers to help evaluate our current chapter house and future needs. We have studied the needs and desires of today’s undergraduates and looked at what other fraternities have done to upgrade their facilities and programming.

Through our work, it has become clear that we must make a major investment in our chapter house so we can provide a beneficial educational experience in an up-to-date facility that will serve young college men well into the next century.

Infrastructure & Safety

The plumbing, electrical, and mechanical systems have all outlived their life expectancies. This is a testament to many brothers’ hard work over the years. Also, pipes and fixtures throughout the house need to be replaced. The house relies on the original steam radiators in the winter and window air

conditioning units in the summer. Code enforcement requires the installation of an automated sprinkler system.

Technology

The chapter house does not provide adequate technology infrastructure – electrical and cabling – to meet the needs of today’s students, who bring more electronic equipment to college than ever before. In 1929, not only were there no personal computers, there were no televisions either! Additionally, robust internet capability is essential to providing the educational support Maryland students require.

Value

Today, students and the parents expect more for their housing dollars. The University has added over 2500 on-campus beds since 2001. Development in College Park has exploded with the addition of the University View – a luxury high-rise apartment building offering amenities including covered parking, a swimming pool, and a fitness room. While we have no intention of providing all of the amenities apartments make available, we must offer a safe, attractive facility in order to be competitive.

Community

Theta Chi’s importance to the University must not be understated. Theta Chi helps create a tie to the University of Maryland by providing a sense of belonging within a larger community. The Alpha Psi chapter has historically provided student leaders who have assisted Maryland in maintaining a reputation for excellence.

The Plan

The Alpha Psi Renovation Planning Committee recently engaged the services of Dean Robert Camlin and Associates Architects to develop architectural plans to address the long-term needs of the chapter house. The plan is not to change the exterior appearance of our grand old home; the challenge is to provide a 21st century interior for our 21st century brothers.

The emphasis of the renovation will be placed on provided ample study space and access to technology, while maintaining the historical character of the house. Efficient use of space is an overriding guiding principle; every space will serve a function. In all areas, the architect has been instructed to address mandatory building and fire code requirements. In addition, we have placed special emphasis on the use of practical and durable building materials, finishes, and fixtures. The aim is a high-quality, durable facility that will provide a safe living and learning environment for the next 100 years.

Although the men have been successful in all aspects of fraternity measure, a more robust living and learning program will accompany the renovated home. The alumni leadership is developing an in-house leadership program modeled after the former Theta Chi LEAD program and the current Terrapin Leadership Institute curriculum. The program will provide goals and milestones for each year of membership. Although administered by the live-

in house director, fraternity alumni, university staff, and national representatives will be involved in the support and execution of this program.

Project Cost

\$1.5 million

Be Part of Our Future

Your investment in the future of Alpha Psi will ensure the success of our chapter. You are the only one who can place a value on your Theta Chi membership – on the lifelong friendships you made, on the development of your values and principles, and on the many ways Theta Chi enhanced your college years.

Each of us benefited from the generosity, work, and sacrifice of those who went before us. We all enjoyed the comfort, leadership development, and brotherhood that we found at 7401 Princeton Avenue during our years at Maryland. Now it is our turn to make this experience possible for those who follow us in the years ahead.

We urge your thoughtful consideration of this plan. We need your support in order to continue Alpha Psi's presence at the University of Maryland. The commitment we make today cannot be underestimated – it will have a ripple affect on the lives of Alpha Psi men for years to come. It will be a way to show appreciation to our founders and their colleagues who made it possible for us to have such a precious and valuable life experience.

Building for the Future Campaign

Each of us, simply by our presence, has contributed to the history of the Alpha Psi Chapter. How appropriate then that each of our names be entered into its halls. All supporters of the project contributing \$2,500 and above will be recognized on a prominently displayed plaque. All donors' names will appear in campaign publications, unless otherwise requested. Names will appear by category relative to the size of their gift. Gifts in honor or in memory of brothers, as well as family and pledge class gifts, are welcomed. Recognition in such cases will be given both to the donor and the honoree.

Because of the magnitude of Alpha Psi's need, we urge all brothers to consider stretching their gifts to the campaign. Although one time donations are preferred, to help donors make the largest gift possible, pledges may be spread over a five-year period.

Our goal is the full construction cost amount. Our interim goal is \$500,000 by January 2007.

Alpha Psi Renovation Planning Committee

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Alumni Corporation Board

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Current Situation

Safety Considerations

Fire safety has been a major concern for many College Park residents and officials over the last year. With fires at Lasick's and EJ's Landing as well as an arson investigation into a house fire at a rental property on Princeton Ave, the City has taken fire prevention very seriously.

Without an occupancy permit, no one will be allowed to live in the house.

But even before these recent events, in 2003 the City adopted a resolution mandating a sprinkler system be installed in any dwelling that acts as a dormitory. In essence, all fraternity and sorority houses – both on and off-campus – were to be sprinkled within 3 years. The anniversary date is May 6th, 2006. Many of the chapters complied quickly and installed systems during the summer months including Kappa Delta, Alpha Tau Omega, and Delta Delta Delta. The Graham Cracker houses are being fitted on a rolling basis to be completed by the end of 2009. Theta Chi must comply with this ordinance or its occupancy permit will not be renewed. Without an occupancy permit, no one will be allowed to live in the house.

Decaying Living Conditions

Flooding in the basement is nothing new. Symptoms have been addressed over the years but water continues to flow in from all corners of the house. And while we all have our theories as to why that chapter room floor is rarely bone dry, the fact is that the rear foundation wall is bulging due to years of water pressure. Water in the basement prevents the chapter from totally utilizing its available space. Wasted space is a waste of resources.

Standing water in the basement contributes to the mold growing on the walls, under the benches, and on the ceiling – all which require significant disinfecting each semester. The basement's musty smell also is attributed to the affects of standing water.

Many of us have seen the second and third floors sink over the years. One can watch a marble move quickly across the floor without even the slightest push. To date, there is about a three inch drop in elevation across each floor. While amusing to watch, this is a sign of a much larger problem with the underlying support structure and must be addressed if we hope to maintain a healthy house for the long term.

Although cosmetically updated in 2000, the bathrooms' infrastructure requires significant upgrades. Assumed to be a component cause of the sinking of the second and third floors, water is leaking from the pipes within the walls and causing water damage to the floors below. The damage is evident in the ceilings of the second floor bathroom, first floor powder room and house director's suite, kitchen in the basement.

Rental Rate

The chapter has experienced difficulty keeping the house full over the last few years. Those that have been with Theta Chi for some time know that this phenomenon is nothing new – living preferences of students and condition of the brotherhood often dictate changes in this pattern. What this generation is facing that others were able to overcome is the inability to fill the remaining spots with student boarders. Every alumnus brother has a story of bringing in a boarder in late August and getting him ‘pledged up’ within the week. The recent generations of brothers have not been able to replicate that success.

The boom in on-campus housing and just off-campus housing has afforded students more opportunities for better living arrangements. Students are even choosing to live farther from campus in order to reside in better housing. These housing options may offer newer construction, more amenities, or preferred living styles (suites, apartments, efficiencies).

Theta Chi is not offering competitive housing. Most of the bedroom interiors are beat-up from years of wear and tear and include built in lofts for single beds; the doorways to these bedrooms are in disrepair due to the slanting of the underlying floor; the bathrooms do not offer privacy or enough showers to accommodate the demand; the basement is regularly flooded; and food preparation on-site is rudimentary at best.

Despite its great location, Theta Chi is not considered a desirable place to live. When offered a choice, students are choosing better living arrangements. As a result, our fraternity has failed to realize substantial revenue over the past seven years.

Recruitment

An affect of the aforementioned issues, recruitment has suffered over the last 8 years. In early 1998, Theta Chi reached a total of 103 active brothers – an unprecedented number for a Maryland fraternity at that time. Since then, the active brotherhood has diminished and regularly hovers around 45-55 brothers, showing signs of decline and stagnation rather than growth.

Although recruitment is never a root problem for an organization, it is directly affected by the make-up of the chapter. That chapter make-up includes the fraternity facility, brotherhood, history, vision, etc. Although a facility does not guarantee the best men, a dilapidated facility will dissuade some from joining the fraternity.

Anecdotally, students attest that if the house were nicer, more men would join. Although it is not that simple, the basic principle is correct. If Theta Chi can provide a chapter experience – including a house – that is far superior to other chapters, we will attract the best men on campus.

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External Challenges

Alpha Psi is facing many pressures from the University, the City, and the National Fraternity. The chapter is being measured both quantitatively and qualitatively by the University and National Fraternity. Standards have been set and those high performing chapters are rewarded for their hard work. Traveling consultants now statistically rank and weigh each aspect of chapter operations and provide a report to the chapter following the annual visit. The University maintains a 19-point 'Vision' program that chapters are measured against annually. The City wants to ensure each fraternity and sorority dwelling is safe for University students and has mandated each dwelling be equipped with an automatic fire suppression system. In all, each group wants to ensure the brothers of Theta Chi are safe and contributing to the good of the University.

The University of Maryland continues to support its Greek System. Often regarded as one of the most innovative Greek Systems in the country, Maryland's Greeks are supported by a sizable full-time staff that develop and deliver new programs to the students each year. In 1997, The University unveiled the Vision Program – aimed to remind Greeks of the founding values of their fraternities and sororities. This overarching program outlined requirements for the chapter to complete annually and was founded on the basic principles of supporting academic development, community service, and membership education. Over the last 10 years, several chapters failed to adopt the Vision standards and were asked to leave campus. Notably, Sigma Chi, Sigma Alpha Epsilon, and Pi Kappa Phi are no longer at Maryland while Alpha Tau Omega, Tau Kappa Epsilon, and Sigma Phi Epsilon have returned after a hiatus.

While many of these chapters left after one specific incident, the University and National Fraternities are holding its chapters to a higher standard and a single incident is no longer required for removal. Patience is exercised over a semester or two at most before swift and deliberate action is taken to improve chapter performance. For example, Beta Theta Pi was removed from campus this summer. There was no 'smoking gun', rather the chapter failed to live up to its values for several consecutive semesters. Both the University and Beta's National Fraternity agreed to terminate a relationship at Maryland. Although these examples do not directly pertain to housing, Theta Chi's long standing tradition at Maryland and within the National Fraternity is rare – 77 consecutive years of existence. It is our duty as alumni to preserve this prestigious record and ensure our chapter exists for another 77 years. Housing is one important aspect of a truly successful chapter.

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Campus Competition

Contemporary student housing provides dynamic options for living arrangements. Suites on campus can house 2, 3, 4 or more students depending on setup. Apartments offer similar options based on the owner's or renter's preference. Although still used, dormitory style living is being reserved primarily for student uptake to the campus. Freshmen who need to

network and establish friendships leverage the closeness of dormitory style living.

Upperclassmen have demonstrated over the years that their preference is not to remain in this style of living. The University felt this trend when upperclassmen left the campus to find more desirable living options in downtown College Park. The University responded by offering apartments and suites on campus to help bring back that population.

Over the last several years, the University has developed many contemporary living options for its students. UMD has always guaranteed on-campus housing to its incoming freshman. In the late 1990s with the increase in freshman enrollment and the desire for upperclassmen to remain on campus, UMD was faced with a significant housing crunch. To meet the demand, double occupancy rooms in the North Campus high-rises and South Campus mid-rise dorms were converted to triple occupancy. Also, the University secured rooms at the Quality Inn in College Park to meet on-campus housing demand. These solutions were only meant to temporarily relieve the housing crunch. The long term solution included building more residence halls on and around campus.

In a joint venture, the University and a private builder created 'The University Gardens' along University Boulevard. The complex offers contemporary apartment style living options with convenience of being very close to campus. In another joint venture, the University developed the South Campus Commons – suite style living arrangements – which included such amenities as access to on-campus parking and a built-in convenience store.

With on-campus space limited, development has expanded just off campus this year with the University View. These more luxurious apartments are demanding top dollar and offering basic apartment/condo style living amenities including pool, gym, front desk, and shuttle service. With more beds and better amenities than off-campus housing, students are choosing to live on-campus for more than just one year.

In Old Town College Park, 78% of the houses are renter occupied. The City has been and will continue to pursue efforts to squeeze students from Old Town back onto campus. With Old Town being a historic district, property owners will be restricted in the types of changes made to the dwelling. Noise enforcement officers step-up their efforts each semester and levy \$500 and \$1000 fines on landlords whose tenants are in violation. The City Council continues to support the development of concentrated student housing outside of Old Town. Fewer rental properties will be available in the high demand Old Town area. Our house is perfectly positioned to offer a great home in a very desirable location.

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Renovation Solution

Requirements

The refurbishment of the existing structure is the primary goal of this renovation. Addressing the basement flooding, the sagging second and third floors, and updating the infrastructure is paramount. Failure to successfully address these issues will result in a failed renovation project. By including an addition, the kitchen will reside on the first floor rather than in the basement and new living space will accommodate additional bedrooms that will ultimately help pay for the cost of construction.

At the onset of this project, the alumni leadership developed several guiding principles to dictate the overall direction of the renovation activities. These guiding principles included:

1. Preserve our current assets
2. Minimal disruption to the chapter and its activities
3. Invest wisely once rather than repair year-over-year
4. Durable by design – building materials, finishes, and fixtures
5. Do not sacrifice function for price but develop in the most cost effective manner

The alumni leadership developed a set of requirements to be addressed by the new chapter house design. These requirements took into consideration current building trends in and around the College Park campus, lessons learned from other fraternity development projects nationwide, and requests from the current undergraduate brothers. Overall, the design incorporates the best ideas of all the resources consulted.

Requirements to be addressed during renovation:

- Excavate around the perimeter of the house and water proof the foundation from the outside
- Add a 20 foot 3 story addition (including basement) along the back to increase building square footage 35%
- Add 2 2-bedroom apartments that are semi-detached from the main house
- Install a fire sprinkler and monitoring system
- Address safety and accessibility upgrades including a second form of egress and removal of built-in bedroom lofts
- Elevate the kitchen to the main floor and establish a dedicated dining room
- Reconfigure 2nd and 3rd floor bedrooms to suite style
- Establish kitchenettes on the 2nd and 3rd floor to centralize food preparation/disposal
- Upgrade all infrastructure including heating, cooling, electrical, plumbing, and technology
- Enlarge the first floor 'house director' suite
- Increase living capacity from 27 to 34

Results Achieved with Design

Efficient use of space will be evident in every aspect of design. Each aspect of the design will include consideration of function, form and durability. For example, it is not likely that we will establish a library adjacent to a recreational area. At the same time, when designing the recreational area, we will focus on durable materials and finishes that will withstand the punishment delivered by fraternity men.

The alumni leadership worked to maintain the overall look of the house. The house facade is very prominent in Old Town College Park, and the property is now a contributing one to the Old Town Historic District. It is important that when alumni return to the house with family and friends, they quickly identify the house and dwell on fond memories.

The same approach was used for the interior. The alumni leadership did not want to significantly alter the layout of the first floor. Again, it is important that alumni identify with a significant place in the house and recall a fond memory of Theta Chi. The first floor will continue to be the hub of activity with a kitchen, dining room, formal living area, library, and meeting space. The house director's suite and a public half bath will also continue to reside on the first floor.

The basement layout will alter slightly due to addition and the relocation of the kitchen. The new space created will allow for a new recreational area with billiards, darts, large screen television, game consoles, tables, chairs, a bar, etc. A coin-operated laundry area will also be added, and storage will be provided to house residents. The chapter room will continue to reside in the basement.

The second and third floors will continue to be the brothers' living space, but now multiple living arrangements will be accommodated. Brothers will have separate living and sleeping rooms to better accommodate individual space. Larger common areas will allow for couches, televisions, small tables, and kitchenettes. Bedrooms will include one or two beds, dressers, and desks. The goal is to provide basic necessities to all floor residents and dissuade each from bringing their own microwave, television, stereo system, etc.

The renovated house will offer many opportunities to the undergraduate brothers and alumni.

- Flexibility – The Alumni Corporation will have the flexibility to rent rooms at various rates depending on use. For example, rooms with a connected bathroom may be rented as a double or a single and rent can be adjusted. Undergraduates can use the large first floor common space for large parties, to host speakers, and for larger recruitment events. More frequent and casual activities can be moved to the basement recreation rooms where the surroundings are more durable and noise is contained.
- Safety – The safety upgrades will help protect our brothers even as they sleep and will help protect the house if an unfortunate accident

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were to occur. Also, the property insurance premium will be reduced with the installation of a sprinkler system.

- Advantage – Being the only contemporary fraternity house on campus, Theta Chi will once again naturally draw the best men to the house. A kitchen on the first floor, a dedicated dining area, and contemporary living arrangements are all amenities Theta Chi will offer that our competition will not. As a result, the Alumni Corporation will be able to rent the house according to market trends but remain competitive with other living options.

Timeline

The timeline for this project started nearly 2 years ago. In early 2005, several area architects with strong reputations for developing student housing were interviewed. Strong consideration was given to those architects that also had experience working in the construct of historic preservation. After working with several architects to determine project scope, building limitations, and design approach, Dean Robert Camlin and Associates of Westminster, MD was chosen. The firm’s extensive work in both a university setting and with historic structures made Dean Camlin a perfect fit. Conceptual drawings were developed based on the requirements. This concept became the foundation for developing this business case.

The overall project timeline going forward is summarized below.

Timeframe	Activity
January – February 2007	Create financial package and meet with local lenders
March 2007	Lender Selection
January – June 2007	Develop Construction Documentation/Permitting/Approval
April – May 2007	Contractor Solicitation Distribution, Proposal Response/Review
May 2007	Contractor Selection
June 2007	Ground Breaking
March 2008	Distribute Rental Agreements
July 2008	Construction Complete
August 2008	Students Move-In

Detailed construction drawings will be developed between January and June 2007. During this timeframe, the necessary construction drawings will be developed with consultation from mechanical, structural, and electrical engineers as needed. The firm will also work with Prince George’s County, the County’s Historical Preservation organization, and the City of College Park to acquire necessary approval and permits to begin construction.

Alumni leadership will develop the appropriate financial documentation to share with local lenders. This documentation includes a business plan,

development pro-forma, development budget, and financial history. The alumni leadership will meet with local bank's mortgage brokers to further explain our plan as well as determine the banks approach to financing the development. After meeting with several local lenders, the alumni leadership will recommend which lender to choose for the construction loan and possibly the mortgage. Financing will be obtained by March 2007.

An official solicitation for construction will be distributed in April. Responses will be received, reviewed, and ultimately a builder will be chosen by the mid-May. Ground breaking is scheduled to start with the conclusion of the spring semester on or around June 1. This time line allows flexibility if any of the preceding phases slip the intended schedule. It may be possible for the chosen contractor to begin work right after award notification. Work to the exterior of the house that would not severely impact the brothers in the house could start as early as May 15.

Construction is anticipated to take 12 months. Our timeline allows 14 months to complete construction prior to students moving back in August 2008. In March 2008, the Alumni Corporation will distribute rental agreements to the current brothers for occupancy in the fall semester. Those contracts will be due in April. Students can expect to move in the week prior to the start of class for the 2008 academic year.

Estimated Construction Costs

Construction cost estimates have been made based on the conceptual design developed by Dean Robert Camlin and Associates Architects. Our architect provided his drawings to several general contractors with whom he has worked with in the past. Also included in the cost estimate is our architect's proposal to develop the necessary construction documents and consultant fees to cover work performed by mechanical, civil, and structural engineers.

The overall project cost estimate is summarized below.

Construction Costs	\$1,200,000
Contingency	\$120,000
Architectural Cost	\$180,000
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Total Costs	\$1,500,000

Not included in this cost estimate are furnishings to decorate the renovated rooms. The Alumni Corporation expects to spend another \$50,000 to purchase universal bedroom furniture – beds, desks, chairs, and clothing armoires – as well as basic furnishings for the rest of the house – couches, chairs, tables, curtains, dining tables. Another cost item to be considered is the professional fees of a fundraising organization that will administer our future capital campaign. The Alumni Corporation is working to obtain more accurate cost information but our organization can expect to spend about \$20,000 upfront and then \$5,000 - \$10,000 annual thereafter.

Financing

The primary source of funds for this project will come from typical mortgage lenders. Over the past 18 months, alumni leadership has determined that a fundraising campaign prior to renovation is not feasible. The chapter has never undergone an organized capital campaign, and our alumni are not used to supporting Alpha Psi with annual gifts. Based on the aggressive timeline for this project, the renovation will have to stand on its own merits.

That said, the Renovation Committee will raise \$500,000 by January 2007 to support this renovation plan.

Local Financing

The Renovation Committee is working with local lenders to better understand their typical terms for construction as well as permanent loans. Committee members have discussed the project with several local banks' mortgage brokers and each will offer different lending terms. Our approach will be to secure a short-term construction loan through a local bank and leave a conversion option open after construction. The Alumni Corporation can assess the current lenders terms with those lenders that may offer more competitive loan terms over the desired 20+ year amortization period.

Without question, Norwich Housing Corporation (NHC) will be involved in financing a portion of this renovation. Because a major focus of the renovation is on safety improvements, Alpha Psi will take advantage of NHC's low interest rate life-safety mortgage offering. It is not likely that Alpha Psi will look to NHC as a conversion option for the \$1million-plus construction loan due to large dollar amount involved.

Supplemental Financing Option: Donations

While strict fundraising will not be a primary focus prior to construction, it will be an integral part of our fraternity's viability over the next several years. Although a pro-forma developed today may demonstrate a tremendous business case, the reality is the Alumni Corporation will be saddled with over \$100,000 in debt service payments each year. That in turn puts tremendous pressure on the rental rate of the rooms and the undergraduate brothers themselves.

The plan will be to use the renovation as a catalyst to evoke pride in our brothers. That sense of belonging will be reinforced as our chapter house is once again a place to gather for brothers, family, and friends. Over the next 2-3 years, the Alumni Corporation will work with a fundraising company to conduct a feasibility study, begin an annual campaign, and ramp up to a capital campaign. The proceeds of this campaign will go towards building equity, developing a debt service reserve fund, or loan refinancing. We are asking brothers to support a large capital investment – it is the duty of the alumni leadership to ensure that money is invested in our assets appropriately.

Supplemental Financing Option: Investment

The Renovation Committee has found examples of other fraternities developing an investment group to help finance a portion of the renovation. This approach would empower the alumni to take back the house and have a stake in the asset. Alumni in this group may take ownership of the deed or may sit as lien holders, subordinate to the primary lien holder. Repayment terms could be developed in such a way that they are favorable to the Alumni Corporation and take advantage of income to be generated in 2-3 years. The terms could allow the Alumni Corporation to pay less for borrowed money – repay alumni at 4-5% rather than a bank at 8-9%. Advantages to the lenders are a return on investment and possible tax advantages. This idea is still being developed by the committee.

Existing Debt

The Alumni Corporation owes \$127,000 to Norwich Housing Corporation originating from a \$150,000 loan in 2000.

If the brothers cannot fill the house and have not secured boarders to fill vacancies, the Alumni Corporation will be forced to look at other options.

First Year Rental Stability

Assuring the house is 100% rented for the August 2008 move-in is critical. Maintaining stability that first year will be difficult enough with so many changes to chapter operations. Our primary goal will be to rent the house back to the undergraduate brothers. They will be extended rental agreements that spring. If the brothers cannot fill the house and have not secured boarders to fill vacancies, the Alumni Corporation will be forced to look at other options.

Sorority chapters we will be displaced on a rolling basis over the next 5 years. With a renovated house, we could offer a short term lease to a sorority to ensure rental stability year one. Although less desirable, we could rent to a fraternity that does not currently have a house.

Another option is to rent the house as a boarding house. Alpha Xi Delta does this with the property across the street and has had success renting it to only female students since 2000. They have 35 beds and continually operate at capacity while charging a very competitive market rate. The former Tau Epsilon Phi or Sigma Alpha Mu fraternity house located behind Theta Chi was vacated by a fraternity this summer, and the owner of that property was able to fully occupy the house for the start of the fall semester.

Important Considerations

Interim Chapter Housing

The chapter house is very important to our undergraduate brothers. Operating the fraternity without a house will be a significant challenge for the men. The Alumni Corporation is investigating several options for interim housing while 7401 Princeton is under construction.

The University has expressed interest in helping any displaced chapters. That said, several sororities will be displaced from on-campus housing over the next several years as the Graham Cracker undergoes renovations. Alpha Psi would be added to a list of Greek organizations looking for group housing on campus. Although this is a great option to keep the men together and close to campus, it is understood that on-campus sorority chapters will have preference over an off-campus fraternity.

There are several chapters that are moving among the available off-campus fraternity houses. Notably, the house adjacent to our parking lot serves as a boarding house this academic year. Delta Chi, located along College Avenue is relocating to Fraternity Row. These vacancies open the door for Theta Chi's to live together in a typical fraternity house environment. The Alumni Corporation is working with these landlords to secure leasing agreements for the 2007-2008 academic year.

The least desirable alternative would be for the undergraduates to disperse among College Park. Although one off-campus residence will technically become the chapter house, few if any rentals can accommodate more than 6 men. This arrangement would test the strength of the brotherhood and challenge their operations. It is feasible that we may lose 1/3 of the brotherhood this way.

Undergraduate Chapter Strength

The Alumni Corporation and chapter advisors will closely monitor the progress of the chapter during the construction year. We all acknowledge that operating a fraternity during the construction will be a challenge. The alumni leadership will evaluate and address the undergraduates' abilities to rise to and overcome the challenges. It may be necessary for the alumni leadership to step in and perform a membership review. It is of great importance that the men moving into the renovated house are up to the challenge of maintaining the house and are dedicated to making Theta Chi at Maryland a prominent student organization.

Alumni Strength

The Alumni Corporation have dedicated the last 2 years of service to increased alumni outreach. Over the years, few events have occurred to bring brothers back together and mass communication was sporadic. In

2004, the chapter celebrated its 75th anniversary twice. There was such a strong demand from those who could not make the fall event in Bethesda that we organized a spring event at the new Riggs Alumni Center. The Alumni Corporation also established regular emails with event information and chapter news. This e-newsletter effort allowed the Alumni Corporation to gather new email addresses and establish communication with brothers who had lost touch over the years. More social events were planned around the DC Metro area to accommodate brothers on both sides of the river.

This effort was a good start. Now, with a more informed alumni base, the leadership needs to establish stronger relationships. Information and chapter support will underpin the success of this renovation effort. Alumni will be asked for the first time to financially support the fraternity that gave them so many good memories during college. Failure to recognize the importance of this juncture and the influence of their support could end Theta Chi at Maryland.

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Rededication to Our Values

Although the undergraduate men have been successful in all aspects of fraternity measure, a more robust living and learning program will accompany the renovated home. The alumni leadership is developing an in-house leadership program modeled after the former Theta Chi LEAD program and the current Terrapin Leadership Institute curriculum. The program will provide goals and milestones for each year of membership. Although administered by the live-in house director, fraternity alumni, university staff, and national representatives will be involved in the support and execution of this program. Administering this program will be a valuable effort for bringing together chapter alumni and undergraduate brothers.

Building For the Future Campaign

Campaign Goal

The goal is to raise the entire \$1.5 million. After considering several different options for ways to receive funds, the Renovation Committee determined donations directed to the Alumni Corporation would be the best approach. Unfortunately, a donation of this nature is not tax deductible. Unlike other fraternity's, Theta Chi National does not allow members to donate tax deductible money to individual chapters through their established foundation. Furthermore, after consultation with several experienced sources, it became apparent that our chapter could not establish its own foundation without tremendous effort from alumni leadership. Of note, there is currently legislation within Congress to allow donations for building improvements to be tax deductible.

The fundraising campaign will allow for pledges to be fulfilled over a five year period with billing dates at the convenience of the donor. As a result of a prolonged payment period, it will be necessary to secure a mortgage. We will need \$500,000 as of January 2007 in order to apply for and obtain the loan.

This is a significant amount of money, but for the last 77 years the alumni brothers of Alpha Psi have not been asked to participate in a capital campaign. Every Alpha Psi should give something.

Giving Levels

Membership in the Century Club varies depending on the number of years since graduation. Any brother donating \$250 or more will have his name on a brick paver to be installed in the new front walk. Any brother donating \$2,500 or more will have his name on a Distinguished List of Donors plaque to be hung in a place of honor.

Highest Praise	\$50,000+
Military Red	\$25,000 - \$49,999
White	\$10,000 - \$24,999
Brotherhood	\$2,500 - \$9,999
Fraternity	\$1,000 - \$2,499
Century Club	\$100 for each year since graduation

Named Gifts

For those brothers interested in making a named gift contribution should contact Sean Bailey at (301)675-2447. Contribution from siblings, father/son combinations, and/or organized class contributions can be combined to make a named gift.

New Living Room	\$250,000
New Dining Room	\$100,000

Chapter Room	\$75,000
Library	\$50,000
Bar Room	\$50,000
New Recreation Room	\$50,000
New Suite (4)	\$20,000
New Bedroom (9)	\$10,000