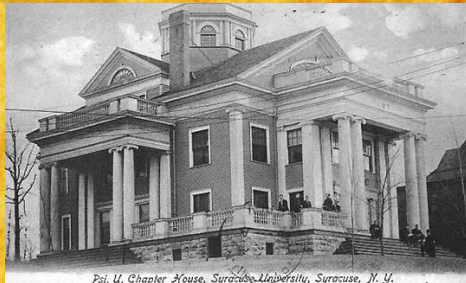




Pi Chapter

# Pi Chapter - Psi Upsilon



*Psi U Chapter House, Syracuse University, Syracuse, N. Y.*

## 2012/13 Chapter House Exterior Renovations Project Plan & Capital Campaign





# Pi Chapter - History

- **The Current State**
  - Chapter House built in 1898, designed by Brother W.W. Taber
  - Architecture : Classic Revival
  - Underwent extensive interior renovations in 1904 and 1969
  - Last exterior/interior renovation was in 1998
    - Painting (“architecturally correct”)
    - Window Replacement
    - Roof
    - Heating System
    - Foundation Repair
  - Current exterior siding, columns and architectural elements are original
    - Can no longer hold paint
    - Removal of campus buildings and trees have exposed house to elements
    - Last 10 years has accelerated deterioration
    - Water damage and rot have created extensive maintenance projects
- **The Solution**
  - Replace all siding, decking and wood surfaces (where feasible) with state of the art composite materials that no longer need frequent painting and can survive brutal Syracuse winters.



# Renovations - Overview

## ■ Restoration Approach

- Perform work over summer months when house is unoccupied
- Utilize contractors that are extensively familiar with the house, it's history and most importantly, it's quirks and idiosyncrasies.
- Break the job into sizable chunks with manageable scope
  - Cupola
  - Southern Façade / Dining Room
  - Front of House / Main Columns
  - Watson Side of House / Side Columns
  - Back of House
  - Front / Side Deck
- Utilize composite siding with Tyvek sheeting to provide an air and water tight seal. Increase heating efficiency.
- Replace all windows with Vinyl clad replacement windows that are equivalent to existing window frame look.
- Enclose columns in a custom fiberglass sheathing that will seal and protect against the elements
- Recreate/Replace/Restore all architectural elements to preserve historical feel
- *Return the house to the much desired white color scheme*





# Chapter Finances - Overview

- **Current Financial Condition (As of Feb. 2012)**
  - Healthy balance sheet and strong cash flow
  - Currently operating at a surplus of approx. \$32,000
  - Cash on hand of approx. \$40,000
  - Receivables of \$75,000
  - Payables of \$7,650
  - *No long term debt*
  - High land value due to location on campus



# Chapter Fundraising - Stats

- **Total Alumni Count 2012 : 967**
- **General Purpose Fundraising Gifts (2002-2012)**
  - Average Number of Donors/Year : 123
  - Average Donation Total/Year : \$16,490.39
  - Total Repeat Donors (2002-2012) : 284
  - Total Donations (2002-2012) : \$181,394.28
- **Targeted Fundraising (2002-2012)**
  - Cupola Renovation Fund : \$20,308.00
  - 2007 Emergency Repair Fund : \$11,468.00
  - Maintenance Fund : \$28,263.00
  - 2012 Exterior Renovation Fund: \$8,386.00
- **Total Donations (2002-2012) \$249,819.28**



# Accomplishments- Cupola



- Completed in 2009
- Cost to complete exterior : \$25,000.00 (interior completion TBD)
- Fundraising by Trust Association, completed in 2 months (87 Alumni)







# Accomplishments Southern Facade



- Work in scope completed 2010 (Not 100% complete)
- Cost to complete exterior/roof work : \$80,000.00
- Funding/Fundraising by Trust Association, completed in 12 months (<65 Alumni)





# Phase I – Renovations Summer 2012



- Proposed start : June 2012
- Scope of Work (Complete Southern Façade, Front of House, Front Columns, Front/Side Porch)







# Phase I Capital Needs / Fundraising

## Project Estimates – Replace Siding/Painting/Windows

### South Side:

Dining Room	Labor/Material	\$6,200.00
Left of chimney	Labor/Material	\$3,500.00
Paint (All)	Labor/Material	\$10,000.00
	<b>Total</b>	<b>\$19,700.00</b>

### Front of House

Labor/Material	\$22,000.00
Paint	\$7,000.00
Windows	\$8,400.00
<b>Total</b>	<b>\$37,400.00</b>

### Front columns

4 columns x \$7000ea	\$28,000.00
column labor	\$6,000.00
<b>Total: 4 columns</b>	<b>\$34,000.00</b>

### Front/Side Porch

decking material	\$20,000.00
stairs- 2 sets x\$3,000ea	\$8,000.00
<b>Total</b>	<b>\$28,000.00</b>

### Dumpster/Lifts

<b>Total</b>	<b>\$9,500.00</b>
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## GRAND TOTAL (PHASE I)

**\$128,600.00**



PI Chapter

# Phase II Renovations Summer 2013



- Proposed Start : June 2013
- Contingent of completion of fundraising for Phase I







# Phase II Capital Needs / Fundraising

Project Estimates – Replace Siding/Painting

## **Project Scope**

- Watson Side of House
  - Replace Siding
  - Restore Columns
  - Exterior Painting
  
- Rear of House
  - Replace Siding
  - Exterior Painting

## **Project Cost**

- Estimates TBD
- *Overall Phase II cost is anticipated to be less than Phase I because Watson side of house is in excellent condition and rear of house is low complexity siding replacement.*



# Next Steps

- Establish funding mechanism for Phase I
  - Credit Line, Home Equity Loan, Straight Loan, etc.
- Start Fundraising Initiative for Phase I Exterior Restoration
  - In Progress, over \$60,000 raised to-date
- Establish Scope/Contractor Agreement for Phase I work