

# *A Reason to Be Proud:*

## THE CAMPAIGN FOR THE KAPPA CHAPTER OF PHI SIGMA KAPPA

Phi Sigma Kappa • Penn State • P.O. Box 7007 • Albert Lea, MN 56007-8007



August 2008

Brothers of Kappa Chapter:

We wanted to take this opportunity to update you on our *A Reason to be Proud Campaign* to revitalize the active chapter and renovate the fraternity house. The house officially re-opened on Sunday, August 17, after the Borough issued the occupancy permit and we substantially completed the 8-month, \$1.3 million renovation project. We have covered a lot of ground since our Groundbreaking Ceremony in April when Penn State President Graham Spanier spoke to our actives, alumni and friends. We have many pictures from the ceremony and of the progress of the renovation project. Check them out at [www.phisigpsu.com](http://www.phisigpsu.com).

We have been involved in various activities in the recent months, including:

### **Groundbreaking Ceremony**

It was great that President Spanier spoke at our Groundbreaking ceremony at the house on April 24. A copy of his remarks can be found on our web site, [www.phisigpsu.com](http://www.phisigpsu.com). Almost all the actives were there, including the two immediate past presidents and the new president.

After the ceremony, we toured the house with a number of actives and alums. It was really amazing to see everything stripped down to the wood frame and wood studs. Where there was no wood frame or studs, the original stone wall from 1927 was completely exposed. There was nothing left in the bathrooms or kitchen except for the wood frame. The bathroom contractor would not even go in the bathrooms until three coats of Clorox were used on the floor. That is how grungy they were. Seeing the house with the walls down was probably more dramatic than it will be to see it when it is done. When you see it stripped down to the wood frame, you realize how much work went into it to get to that point, and how much work was needed to put it back together. We completed this renovation work in mid-August.

If you have any questions about the renovation project, please contact **Dave Hyland '80** ([dhyland@ecanet.com](mailto:dhyland@ecanet.com)); **Dick Doherty '58** ([cosdoherty@verizon.net](mailto:cosdoherty@verizon.net)); or **Dan Stearns '73** ([dstearns@psu.edu](mailto:dstearns@psu.edu)).

### **Our 102-Year-Old-Brother**

In early summer, **Bill DeGrandis '77** visited our 102-year-old alum, **John Shaw '29**, at his home in Falls Church, Va., and gave him an update on the campaign. John is the last surviving Kappa Chapter alum who lived in the house when it opened in 1927. When you look at the house from the street, he lived on the second floor, front, farthest room to the right. When Bill told him about the progress of the renovations, he said, "**Now you have to finish.**" Those are the words that motivate us to complete our project.

*[Ed. Note] On August 4, 2008, John Shaw passed away peacefully in his sleep and has joined the Chapter Eternal. Bill DeGrandis attended the funeral and conducted the Phi Sig ritual. John's family said that John was tickled to have been contacted by us and updated on the state of the Kappa Chapter.*

### **Bear is our "Million Dollar Man"**

Bear Koehler not only devoted many years to our chapter as a member and then as chapter advisor, but his pledge of \$25,000 and estate bequest of slightly over \$160,000, totaling over \$185,000, have enabled us to cross the \$1 million mark in the campaign. So Bear will be appropriately honored on our Hall of Fame plaque as our **Million Dollar Man**. Thank you Bear for your many years of service and your generosity!

### **Where Do We Go From Here?**

Like John Shaw said, "**We have to finish.**" We need to increase our funds available to pay our contractors. We have put every dime we have into the physical structure of the house, including life/safety/health code requirements and improvements. We cut from the budget work that was strictly for appearance purposes (like the shutters). Because we wanted to put as much money into the house as possible, we are running real tight on the pledge and loan money that will be available for construction.

Total project costs (before furniture) will cost \$1.6-1.7 million, with construction costs amounting to about \$1.3 million. To date, we have about \$1.1 million in pledges that are paid over 5 years. The maximum loan we could get was \$900,000. To pay for furniture and to make sure we have enough money on hand this month to make final payments to our contractors, we need to raise another \$200,000-\$300,000 during the next 2 months. **Greg Stevens '75** and **Bill Albertson '73** are working on recommendations for furniture and the approximate cost will be about \$35,000.

#### Additional cost items:

Furniture – living room, dining room and TV/chapter room (and carpets) - \$35,000

Repainting stone work – \$8,000

Shutters – \$8,000

### **How can you help?**

If you have not pledged yet, please do so. This is a very worthwhile project and we are nearing completion on the renovations. Our Hall of Fame plaque will be placed in the main foyer and will list our contributors by Class Year and Society (giving) Levels. The list of donors is also enclosed and is available online at [www.phisigpsu.com](http://www.phisigpsu.com).

If you know of someone who has not contributed yet who you think has the interest and the capability to help, please contact them or provide us with their names, and we will contact them.

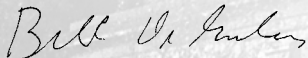
If you have pledged, please make your payments for this calendar year by this September, so we have the money available for paying the contractors.

We have also developed binding Standards of Conduct and a new Lease Agreement that will govern the conduct of the actives once they move back in. They are being developed by a group of alums and actives.

If you need a pledge form or need any other info, please let us know. One can also be downloaded from our web site, [www.phisigpsu.com](http://www.phisigpsu.com).

Fraternally,

#### **Bill DeGrandis '77**



Chairman, *A Reason to be Proud* Campaign and Vice President, Board of Directors

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