

# AXP Phi Lambda

*The Next 100 Years Starts Now  
Campaign*

**Our Case for Support**

**August 2023**





**Phi Lambda is back** - 35 young men were initiated and rechartered the chapter at Penn State on April 23rd





## Our Case for Support

As Alumni of the Phi Lambda chapter of Alpha Chi Rho, we are the owners of and stewards of not only our house, but of our legacy and our future of the chapter. Our home at 425 Locust Lane is a key component of that legacy and that future. However, our connections with each other and the brothers who came before and after us are also key components.

This campaign is about strengthening our shared legacy and ensuring our future – both in the home of our chapter and in reconnecting our alumni.

We last raised significant funds in the early 2000s when we re-acquired the 425 Locust Lane property and returned our chapter to its original home. Over twenty years later it is time to re-invest in that home to set it and the chapter up for success going forward.

We have two primary objectives with this effort:

1. Establish a fund to make needed upgrades, enhancements, and refinements to the house to keep it on par with other housing options in the State College market
2. Leverage the fund raising effort to re-invigorate the Alumni base and re-establish more regular and frequent communications and graduate brother activities, either at PSU or in regions where we have a critical mass of brothers.

Brothers, you can take pride in our current condition. The Property Association is financially sound and, as you will see on the following page, has been an outstanding steward and caretaker of the property since it was re-acquired. A new generation of brothers is now stewarding our chapter and they need our support to have a house that helps them recruit future members.

By supporting “The Next 100 Years Starts Now” campaign you are investing in the future of Phi Lambda



## The “bones” of the House have been well maintained and updated

- The 425 Locust Lane Chapter was built in 1922; it celebrated its 100 years as a Chapter house last year
- Since Phi Lambda re-purchased the House in 2003 the Property Association has been a terrific steward of the property; making the following improvements in infrastructure:

Capital Improvement	Year	Cost
Slate roof replacement	2003	\$ 110,000.00
Sprinkler system installation on all floors except the attic	2006	\$ 41,000.00
Fire alarm installation	2007	\$ 5,000.00
Key fob entry system	2008	\$ 5,000.00
Internet wiring and access points	2008	\$ 5,000.00
Kitchen porch replacement - materials only. Grads performed the work.	2009	\$ 7,000.00
3 full bedroom renovations (Rooms 15, 17, and 18) including electrical upgrades.	2010	\$ 38,000.00
Driveway safety lighting installation	2011	\$ 3,000.00
All 66 windows replaced with new double hungs	2012	\$ 33,000.00
1st floor wood flooring replacement	2012	\$ 30,000.00
Burglar alarm installation	2012	\$ 3,500.00
Water heater replacement	2015	\$ 6,200.00
Full kitchen replacement, walk-in cooler, and modernization	2016	\$ 160,000.00
Security camera installation	2016	\$ 13,000.00
Wifi upgrade	2016	\$ 2,000.00
Legal fees associated with maintaining our Fraternity zoning	2017	\$ 65,000.00
Steam boiler replacement	2019	\$ 22,500.00
2nd/3rd floor halls & bedrooms luxury vinyl flooring - materials only. Grads performed the work	2022	\$ 15,000.00
Replacement of the entire brick facing on the Fairmont Avenue side (was separating from building).	2022	\$ 65,000.00
Front porch roof and ceiling replacement	2022	\$ 28,000.00
		<b>\$ 624,200.00</b>



## Penn State and State College housing have changed *dramatically*

- Over the last decade PSU has spent well over \$500 Million renovating East Halls and over \$350 Million on South Halls.
  - According to data from one PSU Trustee, the University spent \$450 per square foot on these renovations
  - At over 6,900 sq ft, ***similar spending on the 425 Chapter House would have totaled over \$3 Million*** (vs. the \$624K actually spent by PA)
- Also in the last decade at least five luxury high-rise apartments have been built – with high end amenities, single rooms, private baths, and highly appointed finishes. Even more high end apartments have been built in Toftrees and west of downtown.
- State College has become a MUCH more upscale housing market, with associated rents
- Several other PSU Fraternities are now running campaigns to fund housing improvements.
- *Theta Delta Chi (1/2 block from our house at 305 E. Prospect) is in the late stages of construction of a 2-story addition on their house solely to expand and modernize their bathrooms.*

Our Chapter House was once “on par” with the average housing options available in State College but is now well below average.

While AXP Phi Lambda has never been, nor aspires to be, a luxury/high end House; it is in need of upgrades now to be competitive in the market.



## Ensuring success for the next 100 years...

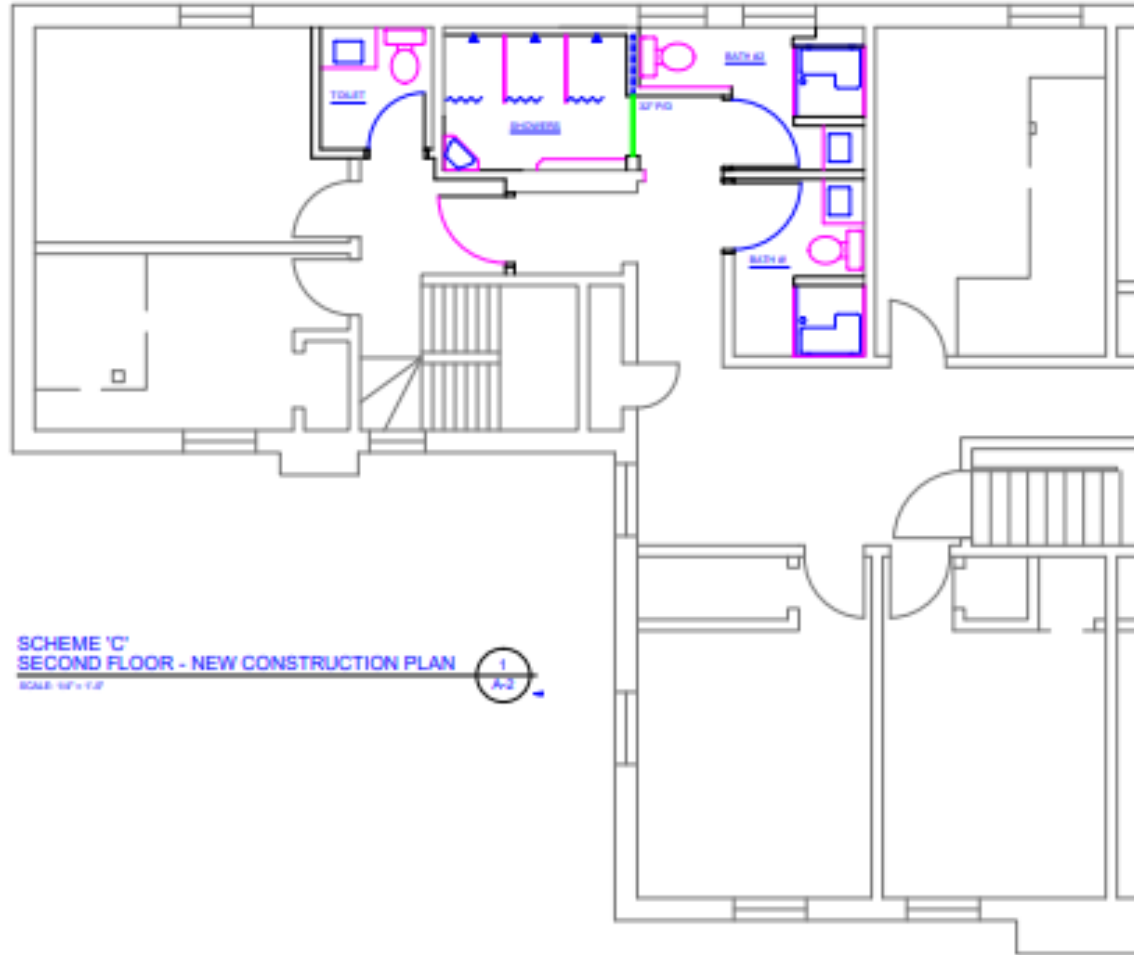
PA has developed the following list of Projects to improve our competitive position in the market:

- Renovate/modernize second and third floor bathrooms (priority #1, summer 2024) – see plans next pages
  - Locker room style showers are just not what students are looking for today
- Refresh finishes and window treatments on first floor
  - First impressions matter, to students and parents, and we need our entire first floor to make a more impactful first impression
- Replace the front porch decking, restore railing and posts, and add stairs to the volleyball court, update landscaping
  - Fraternities at PSU and most other schools have far more daytime, outdoor social events than when most of us were in the house. Our porch and side yard volleyball court are an asset we can improve to create even more draw
- Renovate basement/activity room/Chapter Hall
  - This room has been modified over the years by other tenants. PA wants to work with the Undergrads to redesign and update to better suit their current needs
- Rewire entire 2nd floor and remaining 3rd floor
  - The increase in electronic devices drives need for increased capacity
- Renovate rooms 1 through 14 and 16
  - Floors have been upgraded on all second floor bedrooms, further enhancements and finishes are still needed

\* final sequencing of projects pending detailed cost estimates and campaign results

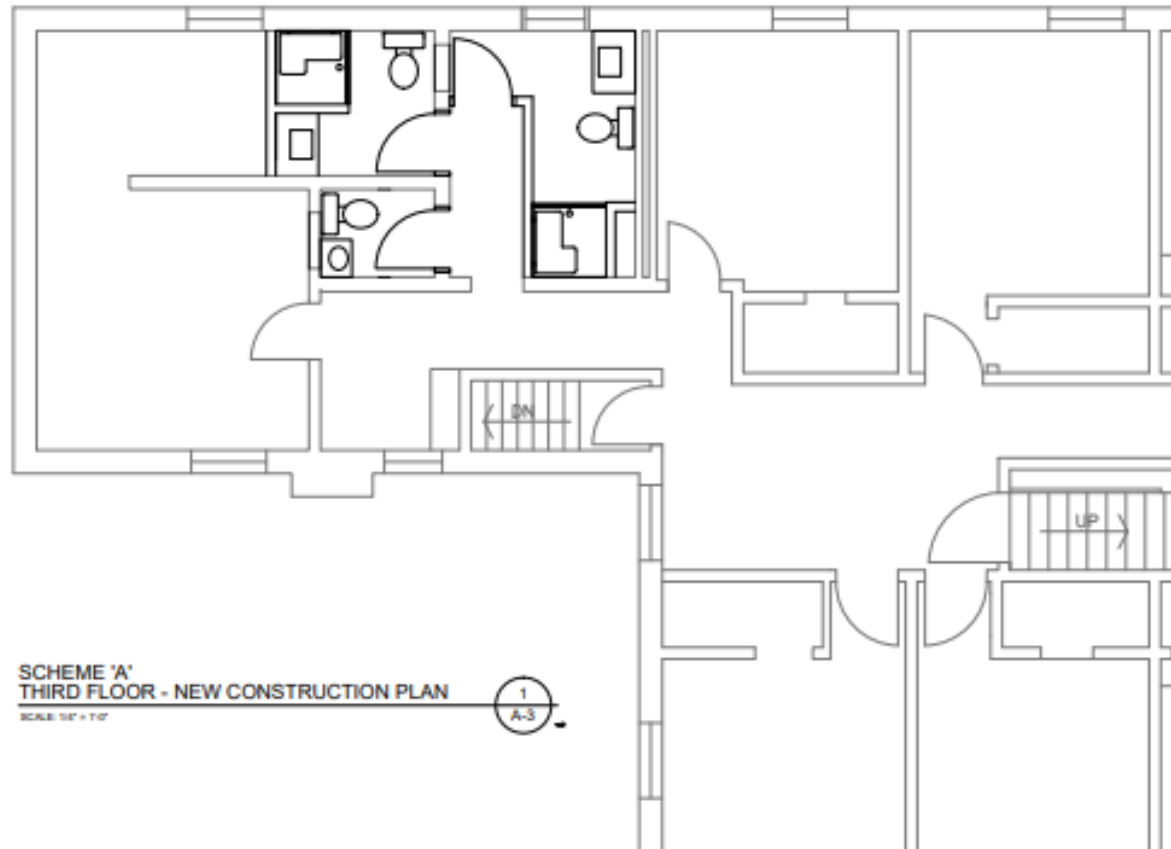


# Project #1 – Renovate/modernize bathrooms – second floor





# Project #1 – Renovate/modernize bathrooms – third floor







# How you can help... support us financially, help spread the word, and reengage

**We have a Campaign Goal of \$300,000** – and are off to a great start

- The Grad Chapter Board and Property Association Board have **100%** participation and have pledged **\$46,800**
- **\$100,000 in Matching Gift** pledges (total) received from two brothers (\$36,200 of match achieved so far)
- **We need to raise another \$106,000\* to hit our goal**

*We are asking for your financial support –  
and to help us connect with other brothers to support the effort  
Consider volunteering to host/plan a “friend raising” event in your area*

- The Campaign will run over the remainder of 2023 – we need to go out for bid on Project #1 by Jan 2024
- Pledge payments can be spread over 3 years – 2023, 2024, 2025; this coincides with planned project activity each summer while the house is unoccupied



This is a once in every twenty-to-thirty year effort. The time is now.  
The new chapter is motivated to build on the AXP legacy at Penn State.

It is our chance as alumni to pay it forward and provide the current brothers with a Chapter House that helps them recruit future members and that will sustain our Brotherhood for the next 100 years.

### ***The Next 100 Years Starts Now***

#### **Phi Lambda Property Association**

Victor Ramos '91, President  
Dave Kefford '83, Treasurer  
Bruce Helms '74  
Tim Brodeur '02

#### **Campaign Volunteers**

John Rooney '86, Co-Chair  
Dan Ressler '89, Honorary Co-Chair

#### **Phi Lambda Graduate Chapter**

Bryan Gardiner '12, President  
Dave Kaschak '83, Treasurer  
Ted Mowatt '83  
P. Martin Sharpless '83  
John Murtland '96