

Sigma Nu Beta Rho Chapter

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125th Anniversary Capital Campaign Update

Updated November 2023



Beta Rho Capital Campaign

Why a Capital Campaign Now?

Looking Back – What Does Sigma Nu Mean To Us?

Overview of Physical State of the House

Current Status of the House and University Policies

Summary & Next Steps



Why a Capital Campaign Now?

Beta Rho is unique as one of three fraternity-owned chapter houses at The University of Pennsylvania.

As such, it is the unique responsibility of all brothers to work together to physically maintain 3819 Walnut St.

We do this so that future generations can build the same lifetime bonds of friendship each of us established during our time at Penn.

Ultimately the Capital Campaign is critical to preserve 3819 Walnut St. for alumni and future Sigma Nu generations.

Our Goal is for Sigma Nu Beta Rho to thrive at The University of Pennsylvania for the next 125 years.



Our Mission

- Create Energy / Momentum
- 100% Class Participation
- Raise \$
- Set The Standard
- Lead The Way For Future Generations



Our Fundraising Goal

- All Class Years
- The Goal ~\$1 Million
- Why? Facelift, Infrastructure, Op Systems
- Other Considerations



Quiet Phase

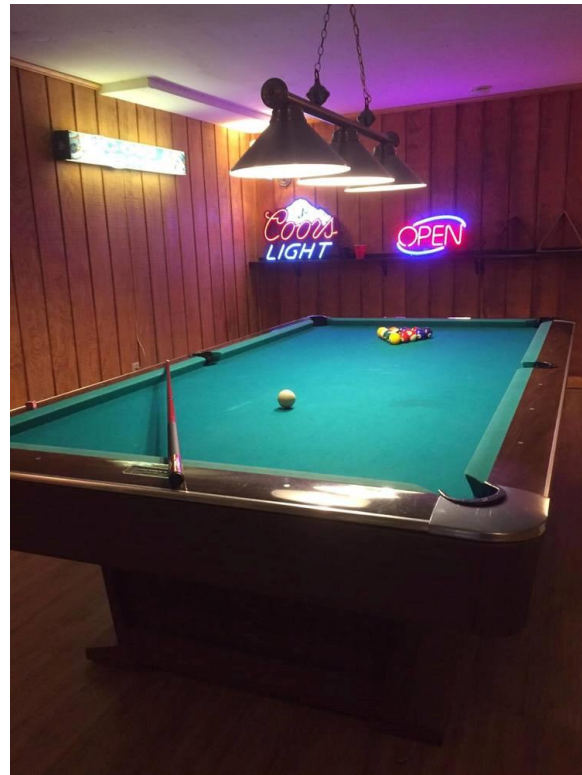
- An Audacious Goal?
- A Small Group
- Sizeable Commitments
- **\$350K Already in the Bank**
- Good Start!



Our House

- Sigma Nu Experience
- Life Changing
- Our House Was The Core
- Our House Needs Our Help
- Now Is The Time







Overview of Physical State of the House



- Significant structural failure of floor and ceiling joists in first floor bath, kitchen, and laundry rooms
- Plumbing connections leaking with service and waste lines over 80 years old
- Extensive roof repair and replacement necessary, which likely will uncover additional needed structural repairs
- Electrical systems substantially past useful life in multiple areas
- Previous half measures and short-term repairs no longer feasible
- Demolition of Back House in 2010 and the near collapse of the front portico in 2009 are other recent examples of the dire need for action



Case Study – Back House Condemnation & Demolition



- The City of Philadelphia condemned the Back House in 2010
- Failure to maintain or replace the roof resulted in deterioration of second floor ceiling joists and collapse of exterior walls
- Not spending \$8-10k in roofing costs resulted in the need to spend nearly \$20k to demolish the building
- Back House occupancy had previously ranged from 7-10 brothers
- Demolition of Back House results in lost rental revenue potential of \$55-80k per year at minimal marginal cost



The Kitchen/Laundry Annex Prior to Our Work



- Numerous compromised floor joists from various plumbing and roof leaks
- OSB-back vinyl flooring (not waterproof) contributes to water damage issues
- Ceiling joists rotting out and drywall falling due to various water issues
- Rotting ceiling joists and substandard framing leads to the near collapsed of the sink wall
- Previous termite damage causes the structural failure of the Northwest corner of the main house

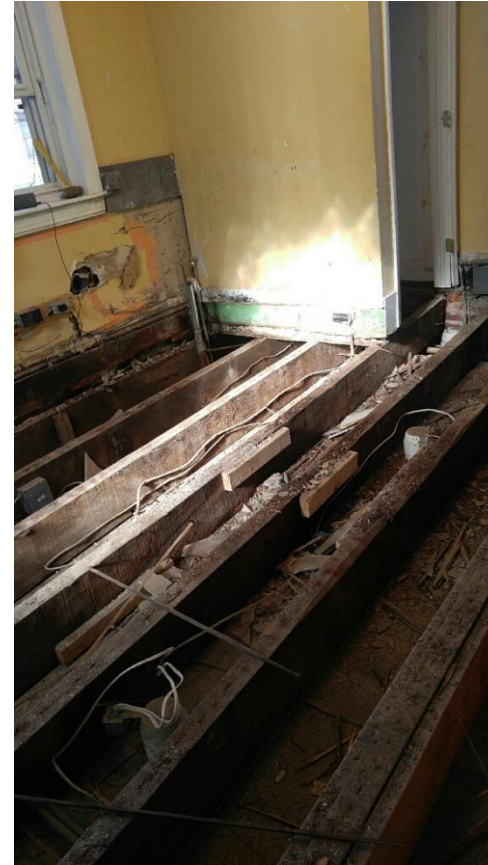
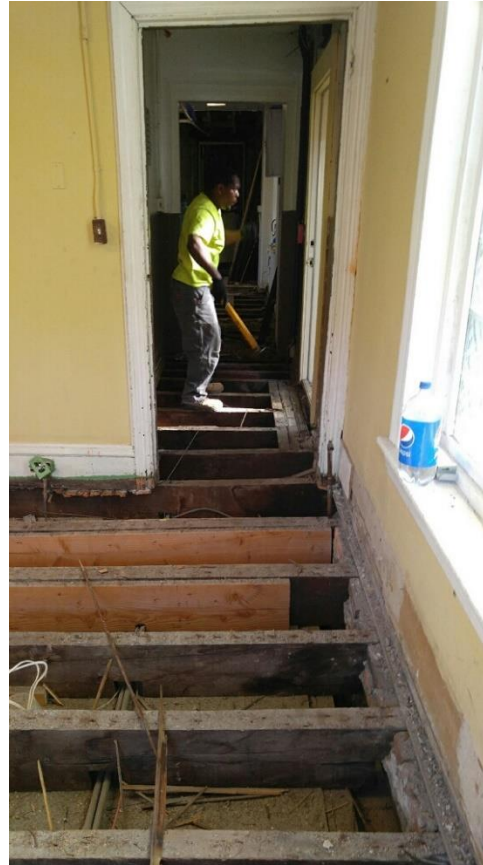


Kitchen, Laundry and First Floor Bath Commercial Level Finishing After Structural Repairs



Required Full Demolition of Kitchen

- Further demolition revealed conditions in the front annex kitchen/bath area continued throughout the entire kitchen/laundry, requiring demolition of the entire annex first floor



Key Projects To Be Addressed In New Capital Campaign

A capital campaign, targeted at \$900K-1.1MM, is critical to fund necessary structural repairs and renovations to 3819 Walnut

- Kitchen, laundry and 1st floor bath renovation in 2019, not included in campaign
- 2nd and 3rd floor commercial bathroom renovation
- Reroofing and structural repair of exterior of the house, including roof and drainage systems, masonry and trim work
- Full window system replacement, including repair and replacement of window inserts, restoration or replacement of casings, trim and stucco as needed
- Electrical rewiring of the entire house
- Additional exterior site work, paving, painting and stucco repair



Bathroom Renovation



Beta Rho Property Company

Board is newly constituted as of April 2019, with a shift to expand member functional roles which allow for a broader and more expansive agenda

- President Ryan Miller '00
- Alumni Relations Neil Anand '04
- Legal / Risk Mgmt. Adam Sussman '02
- Facilities Mgmt. Sam Verdugo '13
- National Relations Joshua Chilcote '15
- Chapter Advisor Ashwin Dewan '18

Current Board agenda items include:

- Necessary renovation projects – board members directly overseeing and managing all repairs, saving substantial money
- Creation of long-term 3819 Walnut preservation plan
- Review of insurance and risk management policies
- Work with active brotherhood to support member growth and quality of undergraduate experience



Challenges & Importance of a Capital Campaign

Challenges

- A growing portion of the Penn student body and their parents has requirements for housing that far exceeds those in the past. This includes better overall facilities, living conditions and single rooms.
- There had been an explosion in the number and quality of for-profit Penn off-campus housing options in the last decade that has dramatically increased competition for quality students.
- Challenges are now compounded with Penn's requirement for **all Sophomores to live in on-campus residences**, which excludes fraternity housing of any kind.
- The results of all of the challenges means the competition has dramatically increased competition for quality students to join and live in the fraternity.
- 3819 Walnut's improved physical plant will help to drive additional member recruitment and improved tenancy, creating a self sustaining active brotherhood.



Sophomore Housing at Penn

The Daily Pennsylvanian

Editorial | Penn can't require sophomores to live in broken housing

By The Daily Pennsylvanian Editorial Board | 11/04/21 12:54am



Scope of Campaign

Decisively address high and medium priority condition issues that are judged to be causing active damage to the structure and finishes of the Chapter House or are needed to maintain occupancy levels

Architectural firm engaged for Chapter House condition assessment and to provide a roadmap and cost estimate for necessary remediation and restoration

- Firm engaged, John Milner Architects, Inc., has led renovation work for the University at Kappa Sig and executed planning for various stages of Palestra renovations

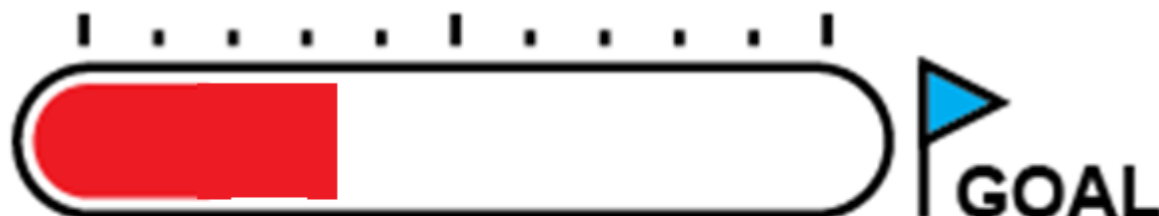


The Goal

A capital campaign, targeted at **\$900K-1.1MM**, is critical to fund necessary structural repairs and renovations to 3819 Walnut.

\$350k already raised

~\$1 MM goal



100% Participation

5 Year Pledge

Give What You Can



Thank You!

We look forward to your support and invite your input.



For additional information contact:

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Donation information:

Checks made to:
Payee: Beta Rho Property Company
Memo: 2020 Capital Campaign
(include your name and grad year)

Contributions mailed to:
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