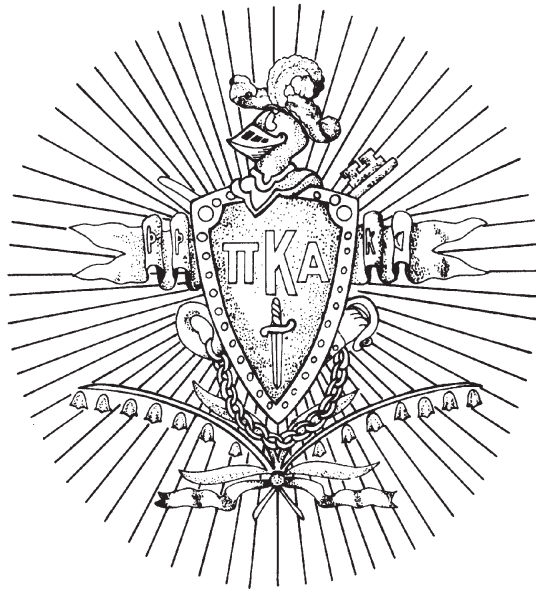


Pi Kappa Alpha Fraternity

The University of North Carolina
A Proud Heritage — Our Commitment for the Future



Campaign and Renovation Plans

Campaign Address:
P.O. Box 4633
Chapel Hill, NC 27515-4633

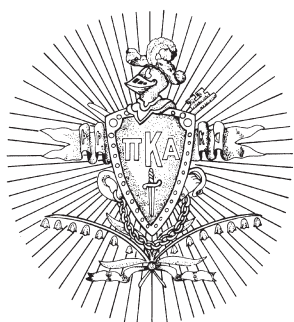


1929



1949

*For the establishment of friendship on a firmer and more lasting basis;
For the promotion of Brotherly love and kind feeling;
For the mutual benefit and advancement of the interests of those
With whom we sympathize and deem worthy of our regard;
We have resolved to form a Fraternity believing that,
Thus we can most successfully accomplish our object.*



Mission Statement for Pi Kappa Alpha Tau Chapter

Pi Kappa Alpha at the University of North Carolina at Chapel Hill is an association of individuals dedicated to the development of deep and abiding friendships among its members. Through these relationships, the chapter seeks to establish among its members a sense of purpose larger than one's self, cultivated through simple, unselfish acts and through thoughtful awareness of the needs of other members.

The Chapter asks of its members and provides the opportunity for individual acceptance of responsibility in the governance and maintenance of the fraternity within the framework set by the University of North Carolina and Pi Kappa Alpha Fraternity.

The members of Pi Kappa Alpha are driven by a quest for intellectual, cultural, moral and social development while undergraduate members of the chapter. Members also realize that they are part of the larger educational community within Chapel Hill and that individual and collective involvement in that community is essential to their development.

The undergraduate chapter believes that members and relationships should be continuous in nature, and thus seeks to further the relationships and communication between alumni and the undergraduate chapter.

Finally, the Tau Chapter of Pi Kappa Alpha realizes that its objectives and goals are best obtained by participating in a national organization, which fosters common goals and purposes among its chapters.

Pi Kappa Alpha at the University of North Carolina

A Historical Perspective

Pi Kappa Alpha at UNC thrives as one of Chapel Hill's strongest fraternal organizations. Grown from a long tradition of brotherhood and character-building perseverance, the UNC chapter today honors the past by upholding the same ideals as its founding members. Throughout over a century of existence, the brothers of the Tau chapter have been recognized as outstanding leaders of scholarship and civic responsibility at the University of North Carolina and in their communities. This heritage is the foundation for the chapter's continued success.

“Throughout over a century of existence, the brothers of the Tau chapter have been recognized as outstanding leaders of scholarship and civic responsibility at the University of North Carolina and in their communities. This heritage is the foundation for the chapter’s continued success.”

In the winter of 1895, five undergraduate men sparked the beginning of Pi Kappa Alpha at the University of North Carolina. They were joined by their common interests in community responsibility, intellectual pursuit and the lasting bond of brotherhood to create an organization that provided the camaraderie and support they desired. These five industrious young men, John Nooe, Joe Wray, John Wilkinson, Paul McFadgin and Claud Winstead, composed a chapter of men representative of the state who were eager to work in expanding the influence of Pi Kappa Alpha. Starting a tradition of PiKA leadership, these men actively pursued colonization of the chapter.

For two years the brothers struggled to keep the Chapter active; however, in 1897 the national fraternity decided to withdraw the chapter because of the small size of the chapter. Tau remained silent until 1899, when Paul R. McFadgin lobbied with the national fraternity to reorganize the chapter. McFadgin recruited seven men: Franklin Wray, Julius Settle, Robert Eskeridge, John Houston, John Paddison, Thomas Kendrick and Claude Miller. This group recolonized the Tau Chapter during January 1899. Subsequently, McFadgin's efforts convinced the national fraternity to recharter Tau Chapter.

The chapter continued to struggle in these early years. In 1901 the chapter had only six active members, and not one of these was an undergraduate. During this time, fraternity brothers stayed active in the Chapter as long as they remained at the University (including graduate school). Even brothers in the faculty were considered active members in the Chapter. There was still a great need for undergraduates in the Chapter, but they had none in 1901. There were two graduate students on campus, one that was in law school and one that was in medical school. However, the next year seven undergraduates joined the Fraternity, and the Chapter was saved.

The Chapter continued to prosper in the next few years. When America entered World War I, many of the Chapter brothers volunteered and unfortunately one lost his life. Hugh McCrea Smith became the first Tau Chapter brother to receive the Gold Star from the national fraternity for losing his life in the service of his country.

Meanwhile, after WWI the chapter continued to grow, and in 1927 construction started on a house for the Chapter. In 1928 the house was occupied for the first time. The new house helped to establish Pi Kappa Alpha as a major fraternity on campus.

In the 1930s the Duke–Carolina football game was one of the biggest rivalries in the nation. Duke had one of the top football programs in the country, and this made the game even more intense. In 1933 the brothers decided to hold a parade to build up school spirit for the game. Someone misspelled the name of Duke on a banner, and the Beat Dook Parade began. It is now one of UNC’s oldest traditions and is sponsored each year by the Tau Chapter.

The Chapter was able to survive the Depression and even the war years. Many brothers of the Chapter joined the service again during World War II. The war added five more members of the Chapter to the Gold Star roll: Robert Aird, Paul Browning, William Bullock Jr., James Jones and Charles Sloan Jr.

The Chapter continued to thrive after World War II and

“In 1933 the brothers decided to hold a parade to build up school spirit for the game. Someone misspelled the name of Duke on a banner, and the Beat Dook Parade began.”

“The Tau Chapter of Pi Kappa Alpha is a brilliant example of the positive impact a fraternal organization can have on its members and the community at large.”

was considered one of the strongest fraternities at UNC. Major events for the Chapter each year included the German Dance, Formal, Beach Weekend, Beat Dook Parade, the Christmas Party, and various other functions.

The late '60s and early '70s were hard on the Chapter because of a declining interest in fraternities and changing values. The Chapter in the '70s learned to accept a greater diversity of interest and lifestyles to meet the challenge of declining interest in fraternities. As the popularity of fraternities rose again in the late '70s and early '80s, Tau chapter again adopted to the new times as the Chapter rose to maintain its position as the top house on campus.

Upon the founding of Pi Kappa Alpha more than 130 years ago, five responsibilities of membership have been identified as the “Basic Obligations.” These obligations begin with scholarship and end with perhaps the most important — participation. The Brothers of the North Carolina Chapter have never failed in upholding these responsibilities. Included in the ranks of Tau leaders are champion athletes, State Senators and State Representatives and numerous notable educators and businessmen. Members of Tau have also served within the National fraternity as President, Vice President and Chapter Consultants. On campus, PiKAs were varsity athletes, involved in the prestigious drama program, members of several honor societies. Our impressive roster speaks for itself:

- ◆ 14 PiKAs are members of the Golden Fleece
- ◆ 48 PiKAs are Morehead Scholars
- ◆ 40 PiKAs are Phi Beta Kappas
- ◆ 9 PiKAs received MBAs from Carolina
- ◆ 59 PiKAs received law degrees from Carolina
- ◆ 32 PiKAs received medical degrees from Carolina
- ◆ 25 PiKAs are members of the Chancellor’s Club

The Tau Chapter of Pi Kappa Alpha is a brilliant example of the positive impact a fraternal organization can have on its members and the community at large.

The Present and Future

Today the brothers of PiKA at UNC continue to be outstanding members of the University and fraternity community. Ever striving to improve themselves, the PiKA brothers have maintained solid grade point averages higher than the University's all-male average and the all-fraternity average. Additionally, in recent years they have been awarded the PiKA Carolina's Region GPA award for the highest GPA in their region along with the PiKA Carolina's Region award for the Most Improved Chapter. Other recent awards include winning the Chapter Excellence Award from the UNC Office of Greek Affairs for GPA, as well as winning the Outstanding Campus Involvement award and the Outstanding Chapter President award. An annual Scholarship Banquet with Delta Delta Delta honors the accomplishments of the active Brotherhood. This event has a guest speaker and is held in the presence of the faculty and the staff of the University. Over the past two years Tau has graduated numerous Phi Beta Kappas and had an average of 12 or more men on the Dean's List.

Tau's 55 members are involved in a variety of activities on campus and in the community. Over the past two years, Brothers have had leadership in the following activities: Student Attorney General's staff, Chapel Hill/Carrboro YMCA staff, Greek Judicial Board, Executive Branch of the Student Body, *Daily Tar Heel*, Parks and Recreation Basketball Coaching, Big Buddy Program, Fraternity Trade Association, Carolina Contact, Carolina Close-Up, Senior Class Marshal for 1999, and the Chancellor's Committee for Greek Affairs. Additionally, brothers are members of several honor societies including Golden Key Honor Society, Order of the Grail-Valkyries, Order of the Golden Fleece, Order of Omega, Gamma Sigma Alpha, Phi Beta Sigma Honor Society and Phi Beta Kappa.

This year marks the sixth year of Tau Chapter's Habitat for Humanity partnership with Delta Delta Delta, Sigma Phi Epsilon, Pi Lambda Phi, the Newman Catholic Center and St. Thomas Moore Catholic Church. Every year Tau has accomplished fundraising in excess of \$2,000 for each house

"Ever striving to improve themselves, the PiKA brothers have maintained solid grade point averages higher than the University's all-male average and the all-fraternity average."

“While PiKA will always offer the kind of tradition and individual support that young men of character seek, we must provide an environment that keeps our fraternity an attractive and competitive choice.”

in the fall and proceeded to build a house to completion each spring. This is just one of the causes the PiKA brothers have rallied around.

Athletic involvement is a strength for today’s PiKAs. With two varsity wrestlers, brothers on the varsity baseball team and two brothers on the varsity lacrosse team, PiKA has a great representation of varsity athletes. The chapter has also continued to dominate several intramural sports, winning the overall campus intramural championship in several times in recent years.

Excellence in leadership has again been a point of recognition for the chapter. Currently there are six Eagle Scouts in the ranks. Providing the brothers with a positive influence and strong leadership, Pi Kappa Alpha advisor Dr. Pat Guiteras, a member of the UNC Family Medicine Department, has helped implement new scholarship initiatives.

Among Greek organizations at UNC, Pi Kappa Alpha maintains an excellent reputation, pledging impressive numbers. The chapter rises to meet every challenge and — due to the aging facilities — does it in a less than ideal environment.

However great the current successes of the chapter, we must not overlook the challenges that lie ahead. All fraternity houses in Chapel Hill face increasing competition with University housing. Students on campus have access to the University’s computer system and other high-tech amenities. As a technologically superior environment becomes more and more available in the residence halls, a number of fraternities have renovated or are planning major renovations to make their facilities more comparable to on-campus housing. While PiKA will always offer the kind of tradition and individual support that young men of character seek, we must provide an environment that keeps our fraternity an attractive and competitive choice.

Highlight on Fire Safety — The Phi Gamma Delta Tragedy

In light of recent tragedies, it is impossible to ignore the major issue on the minds of members of the Greek System and the community at large: fire safety. We were all deeply saddened by the loss of lives in the May 1996 Phi Gamma Delta house fire. Chapel Hill's Greek community is still dealing with the shock and fear and is now attempting to address the pressing issues raised by the fire.

This disaster has inspired a great deal of renovations by many of the fraternities who are concerned about the safety of their own houses. The University and community are also getting involved in fire prevention. The University organized the Chancellor's Committee on Greek Affairs Fire Safety Task Force, and the Chapel Hill Town Council has rallied to improve the condition of our fraternity houses. The Task Force released their final report in September 1996 suggesting that sprinkler and alarm systems be required in all Greek houses. The report also suggested that each house be required to have a Graduate Resident Advisor, House Father or Housemom in the near future

It is important that we ensure the safety of the PiKA brothers and their guests by taking all precautionary measures possible. The renovations that are planned for the Chapter house were largely motivated by the threat of fire and by the fear and pain the Phi Gam disaster has caused. Sprinkler systems, firewalls and fire alarms will soon be a requirement on the Chapel Hill campus.

“The renovations that are planned for the Chapter house were largely motivated by the threat of fire and by the fear and pain the Phi Gam disaster has caused. Sprinkler systems, firewalls and fire alarms will soon be a requirement on the Chapel Hill campus.”

“While individual brothers have shaped the character of the fraternity, the chapter house on Big Fraternity Court has been the rallying point for all of our successes.”

The Chapter House

The UNC Pi Kappa Alpha chapter house has been the cornerstone of college life for many brothers and served as home to generations of PiKAs. Within its walls life-long treasured friendships have been formed; leadership skills and styles have been developed and honed; intellectual pursuits nurtured and challenged; social skills developed; tolerance and compromise tested and learned; and foundations laid for future career success. For most of us, our college experiences were deeply rooted in the activities and day to day life in the PiKA house. While individual brothers have shaped the character of the fraternity, the chapter house on Big Fraternity Court has been the rallying point for all of our successes.

Built in 1928, the colonial style house fits admirably into the architectural style of the University. From its location on Big Fraternity Court, the Pi Kappa Alpha house is an imposing and stately symbol of the excellent fraternity it houses. However, as with any building of its age, the PiKA house is in need of significant alterations and repairs.

Seventy years of use has taken its toll on our beloved building. Despite heroic efforts by our undergraduates at patching and repairing problems as they arise, this is merely a Band-Aid approach and is masking the greater internal problems caused by the building's age. Problem areas include, but may not be limited to: (1) life safety issues, including the sprinkler system and emergency egress; (2) water infiltration, in the basement and through the exterior skin; (3) extensive electrical wiring concerns; (4) handicap accessibility; (5) antiquated plumbing and heating/air conditioning systems; (6) some minor floor sagging; and (7) a general degradation in overall appearance due to routine wear.

Design objectives were defined to include: (1) bringing the structure into full Code compliance, including life safety and handicap accessibility; (2) sleeping quarters for 20 to 25 students; (3) a suite for the “house mother;” (4) a den; (5) an entry/greeting room; (6) a living room; (7) a dedicated study/computer room; (8) a dedicated meeting room; (9) a recreation room; (10) improvements to kitchen/dining; and (11) a dedicated women's restroom.

Problems with our current building can be broken down into three areas of significance.

1. Regulatory/Safety
2. Maintenance Problems
3. Functional Problems

The following items are of the highest priority as we begin the process of restoring the Pi Kappa Alpha house.

Regulatory/Safety Problems

The Tau Chapter Housing Corporation believes that we should maintain a safe living environment for our undergraduate brothers. As mentioned before, fire safety concerns are paramount, and we must attend to the pressing issues raised by the Phi Gam fire. To this end, the following items need to be addressed to make the house as safe as possible:

- ◆ Update windows for use as an escape route in a fire.
- ◆ Install a fire alarm system.
- ◆ Add new fire escapes to ensure the safety of the brothers.
- ◆ Update the electrical system in the building for the current equipment needs of undergraduates.
- ◆ Add a firewall in the staircase area that will ensure a safer escape in case of fire.
- ◆ Install a fire sprinkler system and new smoke detectors.
- ◆ Remove asbestos in the house.

Electrical:

- ◆ Demolish all abandoned conduit and wire.
- ◆ Provide all new wiring and wiring devices.
- ◆ Provide all new light fixtures.
- ◆ Provide new electrical service and distribution.
- ◆ Provide new exit and emergency lighting as required by code.
- ◆ Provide new cable television and telephone wiring.

“Fire safety concerns are paramount, and we must attend to the pressing issues raised by the Phi Gam fire.”

“General maintenance of the building has become increasingly costly and difficult.”

- ◆ Provide new circuiting for kitchen equipment.
- ◆ Provide new fire alarm system to include pull station, audio/visual devices, smoke detectors, and duct detectors as required by code.
- ◆ Provide interface to new sprinkler system.

Maintenance Problems

General maintenance of the building has become increasingly costly and difficult, and the following problems need to be corrected and addressed:

- ◆ Remove all cast iron radiation heat and replace it as discussed below.
- ◆ Remove the steam piping system.
- ◆ Remove the cast iron boiler.
- ◆ Demolish gas piping back to the main and cap.
- ◆ Demolish makeup water piping back to the main and cap.
- ◆ Remove all controls and associated wiring.
- ◆ Remove all wiring related to heating system, back to electrical panel.
- ◆ Remove existing kitchen hood, exhaust fan and duct, fire suppression system, and associated wiring, and replace them as discussed below.
- ◆ Remove makeup air opening.
- ◆ Seal off all outside wall openings remaining.

Plumbing:

- ◆ Replace all existing toilet fixtures complete with new trip, P traps, and angle stops.
- ◆ Remove existing showers and install new acrylic type showers with pressure balanced, temperature and volume controls.

- ◆ Remove all abandoned water and waste piping.
- ◆ Provide new plumbing fixtures for handicap accessible toilets.
- ◆ Rework waste, vent and water piping in kitchen area — install floor sinks under equipment that requires indirect waste.
- ◆ Replace three-compartment stainless sink with one that meets the new code.
- ◆ Install new grease trap outside building, connected to existing sanitary sewer.
- ◆ Install new backflow preventer in existing boiler room.
- ◆ Replace all water piping with type “K” copper, insulated with armafex insulation.
- ◆ Install new anti-freeze hydrants on exterior walls of the building.
- ◆ Existing water and storage tank will remain but will be re-piped to fixtures.
- ◆ Existing concrete sump will remain in the boiler room, new pump to be installed and re-piped to discharge lines.

Functional Problems

The interior design of the chapter house needs to have some minor alterations to accommodate the current needs of the Chapter .

- ◆ We anticipate that the University’s Office of Greek Affairs will soon require that a houseparent reside in each fraternity house with the brothers. A suite or apartment suitable for a house mother or house father is a necessary addition.
- ◆ There is a need for more space for social activities, other than the formal living room, to cut down on the wear and tear of the main floor. To this end, the basement needs to be renovated to appropriately serve as an alternate social area.

“We anticipate that the University’s Office of Greek Affairs will soon require that a houseparent reside in each fraternity house with the brothers. A suite or apartment suitable for a house mother or house father is a necessary addition.”

“Wiring must be installed to provide access to the University’s computer facilities.”

- ◆ More areas need to be devoted to study space for members.
- ◆ Wiring must be installed to provide access to the University’s computer facilities.

Needs Summary

As a summary, the following are critical elements of the plan for restoring the Pi Kappa Alpha house at UNC:

- ◆ Bringing the building up to and beyond current codes for fire safety.
- ◆ Installing all new plumbing and fixtures.
- ◆ Installing new electrical wiring and all new electrical panel.
- ◆ Replacing damaged walls, ceilings and floors.
- ◆ Installing a new heating and cooling system.
- ◆ Installing a new fire alarm and sprinkler system.
- ◆ Purchasing and installing new kitchen equipment.
- ◆ Installing new fire escapes.
- ◆ Replacing existing interior doors and windows.
- ◆ Replacing existing interior fixtures.
- ◆ Replacing the roof of the main house.
- ◆ Removing any remaining asbestos from the house.
- ◆ Preparing a House Parent/Advisor suite.
- ◆ Decorating and furnishing the house after renovations.
- ◆ Exterior landscaping of the front and rear.

Budget

Cost estimates for the renovation have been estimated at approximately \$1,237,260. The Housing Corporation intends to contract with a qualified local contractor who specializes in fraternity house renovations to provide the construction services and budget for the renovation plan. Listed below is a detailed breakdown of the total project and the related costs.

Based on the current estimates, the budget for the total project will be as follows:

Cost Estimate:

General Construction (10,200 SF @ \$60/SF)	\$612,000
Plumbing (10,200 SF @ \$6.40/SF)	\$65,280
Sprinkler (10,200 SF @ \$6.85/SF)	\$69,870
HVAC (10,200 SF @ \$15.70/SF)	\$160,140
Electrical (10,200 SF @ \$7.35/SF)	\$74,970
Kitchen Equipment	\$40,000
Furnishings.....	\$75,000
Contingency.....	\$150,000
Sub-total.....	\$1,237,260
Elimination of Existing Mortgage Obligation.....	\$202,000
<i>(including next year's mortgage obligation)</i>	
Miscellaneous Project Costs.....	\$55,000
Fundraising Fees	\$60,000
Designer Fees.....	\$92,500
TOTAL NEEDS.....	\$1,499,260

“Cost estimates for the renovation have been estimated at approximately \$1,237,260.”

In addition to the needs listed above, we would like to raise an additional \$150,000 to create a maintenance endowment for the house.

“Construction schedule would ideally complete 2nd- and 3rd-floor rooms prior to school opening in August 2001. Brothers would live in house while renovation of kitchen, dining room and first floor completed.”

Project Timetable

February–May 1999: Meetings with current brothers and key alumni to discuss house needs, their views on the rehab and their priorities. Their input is key and gives the actives and alumni ownership of the project.

October 2000–January 2001: David Morris networks with architects, engineers, and contractors of similar projects (i.e., Phi Delta Theta, Phi Gamma Delta, sororities, etc.) to consolidate all information to begin preparation of bid-quality plans and specs.

February 2001–April 2001: David Morris prepares and coordinates bid-quality plans and specs, including all demolition, engineering and rebuilding of the PiKA House.

Fall 2001: Bids made available to selected general contractors for their submission of a fixed price contract. Permitting process begun. Contractor chosen, and final price negotiated.

Winter 2001–02: Construction begins from top down. Construction schedule would ideally complete 2nd- and 3rd-floor rooms prior to school opening in August 2002. Brothers would live in house while renovation of kitchen, dining room and first floor completed. Construction completed December 2002 or January 2003.

The Funding Plan

With a campaign goal of over \$1.5 million, it is imperative that we have total participation from all brothers who have shared in the Pi Kappa Alpha experience. To this end, we have established a three-phase plan to raise the necessary funds for the project.

Phase One: Major Gifts

Major gifts will be solicited from approximately 75 of the highest potential donors. These solicitations will be coordinated by our professional development staff and members of the campaign steering committee. Phase One of the campaign is scheduled to be launched in late fall of 2000.

Phase Two: Class-Based Gifts

Class representatives and/or other designated brothers will contact their classmates to ask for their support for the campaign. During this phase additional major prospects may be identified and solicited by the professional staff and steering committee. Phase Two will be launched in the winter of 2001.

Phase Three: Broad-Based Solicitation of Brothers

During Phase Three we will use direct mail and phone contact to solicit any brothers who have not been directly solicited by the professional staff and steering committee. Phase Three will be launched in late 2001.

“With a campaign goal of over \$1.5 million, it is imperative that we have total participation from all brothers who have shared in the Pi Kappa Alpha experience.”

Methods of Giving

Because of the magnitude of the Tau Chapter's needs, we are seeking gifts and commitments from all alumni, parents and undergraduates. We encourage each individual to consider this as a once-in-a-lifetime major commitment to the Chapter. To meet our immediate needs, we encourage individuals to make cash pledges over a two- to three-year period. A bequest or gift of insurance will allow us to build an endowment for the long term. Only a small percentage of gifts are tax-deductible.

Gifts may be made via the following:

1. **Cash.** Checks should be made payable to the Pi Kappa Alpha Housing Corporation.
2. **Credit Cards.** Donors may charge their gift to MasterCard or Visa.
3. **Stocks, Bonds and Securities.** There are several advantages to the donor for a gift of appreciated property or securities. A donor may transfer ownership of stock to the Tau Chapter of Pi Kappa Alpha Housing Corporation. This type of transfer may make it possible to avoid the capital gains tax, which would normally be applied if the security was sold. The transfer may be made simply by directing your broker to assign ownership of a stock to the Pi Kappa Alpha Housing Corporation through our stock account.
4. **Life Insurance.** Often the need for which some life insurance was purchased changes, and an individual may find that he no longer needs a certain policy. He can transfer ownership of this policy and claim a deduction for the cash value and subsequent premiums.
5. **Wills and Bequests.** Individuals may make a testamentary gift to the Pi Kappa Alpha Housing Corporation. This affords the donor the opportunity to make a significant gift without diminishing his current assets. To complete a bequest, the donor should add a codicil to his will that directs a specific sum or percentage of his estate to be given to "Tau Chapter of Pi Kappa Alpha Housing Corporation, a nonprofit North Carolina Corporation." An attorney can suggest the exact wording.
6. **Charitable Remainder Trusts:** Again, the charitable remainder trust gives an alumnus the option of remembering the fraternity after his death or the death of family members who are allowed to use assets of the trust while they are still living. Again, an attorney can suggest the best way to include this in your estate planning.
7. **In-Kind Gifts.** If the donor owns a business, he may donate materials, products and services that he normally sells. Donors may also choose to donate other items such as furnishings, art, computers, etc.
8. **Matching Gifts.** Many alumni work for companies that provide a matching gift program for contributions to non-profit organizations. To take advantage of this option, contact your human resources department for a matching gift form and include it with your gift. We will take care of filing the form with your company.

Levels of Giving

Founders Club

>\$100,000

Φ Φ Κ Α Club

\$50,000 – \$99,999

47 West Range Club

\$25,000 – \$49,999

Sabre & Key Club

\$10,000 – \$24,999

Shield & Diamond Club

\$5,000 – \$9,999

106 Fraternity Court Club

\$2,500 – \$4,999

Old Gold Club

\$1,000 – \$2,499

Garnet Club

\$500 – \$999

Brotherhood Club

\$499 or less

House Management

In order to ensure that our investment in the house serves PiKA brothers for many years to come, the Housing Corporation has developed a management plan in conjunction with the undergraduate chapter. The Corporation owns the house and acts as landlord and property manager, while the undergraduate members fill the tenant role. This arrangement provides long-term stability and allows for a close partnership between the undergraduates and the alumni. The goal is to encourage the undergraduate membership to assume an active role in the care and maintenance of the new facility, while providing the proper alumni oversight to ensure proper care of the house. Additionally, the Housing Corporation is developing ongoing and long-term preventative maintenance plans for the building.

“The goal is to encourage the undergraduate membership to assume an active role in the care and maintenance of the new facility, while providing the proper alumni oversight to ensure proper care of the house.”

Again, to protect our investment, the Housing Corporation and the undergraduate brothers have developed house rules that must be followed by each brother. The rules adopted by the chapter and the House Corporation board are listed below.

PI KAPPA ALPHA — TAU CHAPTER House and Ground Maintenance Rules

- A. The undergraduates in combination with an employed house custodian will be responsible for day-to-day clean-up of the house and grounds to include before and after parties, etc.
- B. Bathrooms, common areas, and the dining room shall be cleaned on a daily basis by the employed house custodian. Kitchen staff will be expected to keep kitchen clean and orderly.
- C. Individual brothers shall be responsible for the routine maintenance and upkeep of their individual rooms. Rooms will be inspected prior to initial occupation and again at the end of the brother’s lease by the house manager(s) and a member of the house corporation or third-party property management company. Any damages beyond

routine wear and tear shall be repaired by the brother or the damage will be repaired and the cost deducted from the brother's security deposit. Any costs above the amount of the security deposit will be the responsibility of the undergraduate. Repairs made by a brother will have to be inspected and approved by a member of the house corporation or third-party management company prior to release of the security deposit.

- D. The undergraduates will elect, each semester or year, a House Manager from the undergraduates ranks who will be responsible for observing the condition of the house and reporting to the Chapter weekly. He will coordinate building and grounds maintenance and repairs with the Property Management Company. This undergraduate should live in the house.
- E. The House Manager will organize and direct two clean-up days each semester to be participated in by all active brothers and pledges. Those not participating will be charged \$25 per absence. The House Manager will be responsible for coordinating times, specific tasks and providing tools required.
- F. The undergraduates will elect a Fire and Safety Marshall each year who will be responsible for interfacing with the Chapel Hill Fire Chief for semester inspection and reporting on any violations. Action must be taken immediately to correct any violations. He will attend the Fire Marshall Training Session offered by the UNC Health and Safety Office upon election.
- G. The Fire and Safety Marshall will show the Greek Affairs' Fire Safety video to all new pledges and to the full chapter at least once a year. He will live in the house and will conduct and document at least one unannounced fire drill per semester (after he has coordinated with Greek Office and Fire Department).
- H. The Chapter will employ a third-party Property Management Company to provide an available and immediate contact for miscellaneous repairs in an effort

“The House Manager will organize and direct two clean-up days each semester to be participated in by all active brothers and pledges. Those not participating will be charged \$25 per absence.”

“The Chapter will employ a third-party Property Management Company to provide an available and immediate contact for miscellaneous repairs in an effort to better respond to small conditions and not allowing them to become larger conditions.”

to better respond to small conditions and not allowing them to become larger conditions. The Property Management Company will visit the property at least twice a week and will work with the employed house custodian and the elected undergraduate House Manager. In addition to ongoing repairs and service, the Property Management Company will assist in advising fire code violations and kitchen sanitation violations and will work to keep all areas up to code. Any miscellaneous repairs in excess of \$300 will be communicated to the House Corporation Foundation Representative for Building and Grounds for approval and form of payment. All others will be paid out of the general undergraduate operating account as completed. The Property Management Company will work 12 months and will assist in providing oversight and security of the property during holidays and summer vacations.

- I. The Housing Corporation Site Manager will survey the house common areas at least two times each year and the individual rooms once each year (prior to occupation by the brother) along with the Property Management Company representative and undergraduate representative. They will set an agenda in coordination with the Property Management Company for any repairs needed.
- J. Undergraduates will implement in the Fall of 2001 a property damage escrow account for each undergraduate brother and pledge. On the initial house bill, freshmen will have a charge of \$300, sophomores \$250, and juniors and seniors \$200. This will be a one-time charge in the fall of 2001 for all active brothers and pledges. It will only reoccur for new incoming pledges or if a brother's or pledge's escrow account balance drops below the original funding amount. These funds will be held in escrow and be fully refunded upon graduation or departure from the University, minus any damage proceeds. All costs incurred above the amount of the escrow fund are the responsibility of the brother or pledge. At the undergraduate's request, funds may be left to the house maintenance endowment.

- K. Undergraduates will implement a Fine Policy to be administered by President, Treasurer and House Manager. Fines will be levied toward any non-accidental damage incurred to the buildings, grounds, furnishings and equipment. The fine will be \$50 for any incident plus the costs to repair the damage. Tampering with security systems, fire alarms, fire extinguishers or sprinkler systems will require a \$100 fine plus the costs to repair or reset the equipment. Undergraduates are also responsible for any costs associated with emergency response teams (fire department, police department, etc.). A written notice of the violation will be sent to the undergraduate's parents. The violator will meet with the Chapter Counselor.
- L. No person is allowed on the roof of the PiKA house at any time. Violations will result in a \$100 fine per person per occurrence.
- M. Any areas used for social functions and the grounds surrounding the house shall be cleaned by 8 a.m. of the morning following a social function.

“Fines will be levied toward any non-accidental damage incurred to the buildings, grounds, furnishings, and equipment.”

“One of the remarkable attributes of the UNC chapter of Pi Kappa Alpha has been the consistent, quality experience offered to young men at such an impressionable time in their lives.”

Conclusion

Our campaign and renovation plans have been met with great excitement and encouragement from the University, the town of Chapel Hill, the Pi Kappa Alpha National Office, and most important, our alumni and undergraduates. The University and the National Office have provided great assistance and support as we have developed plans for this project. However, it is our alumni that must make the financial commitments to ensure success for our renovation plans.

One of the remarkable attributes of the UNC chapter of Pi Kappa Alpha has been the consistent, quality experience offered to young men at such an impressionable time in their lives. Many PiKA alumni cite friendships and the opportunities for growth and leadership at Pi Kappa Alpha as fundamental cornerstones in their personal and professional lives. Our founders would be proud of the way in which we have championed their goals through more than a century of membership.

Now we have the opportunity and obligation to continue our fraternity’s success by providing the resources to ensure that it continues to operate within a living/learning environment that properly celebrates our heralded past at UNC. Our current and future undergraduates are the University, community and business leaders of tomorrow. We need to make sure that they receive the same fundamental life skills we received from our membership in PiKA by providing them with a safe and nurturing collegiate housing experience.

Tau Chapter Housing Corporation

President — Bill Warren '99

Vice President — Bob Powell '72

Treasurer — Morris Fine '88

Secretary/Communications — Jim Wilcox '72 and Hal Smith '71

Chapter Advisor — Jon Jester '94 and Mike Rosenbacher '80

Alumni Relations Advisor — Chris Miller '90

Technology Chair — Shendan Grove '91

University/Community Relations Advisor — Hal Smith '71

Parents Board Chair — Emily Bourgeois P '04

Housing Committee: Randy Dixon '77, Gary Edge '80, Tim Holleman '77,
David Morris '76, Phil Ragazzo '80

Financial Management Committee: Kim Evans '80, Bob Wilson '83,
David Conner '88, Doug Etheridge '84

Legal Advisory Committee: George Miller '50, Kent Walker '90,
Ron Cox '74, David Cartner '74

Fundraising Committee: Nick Miller '50, Moyer Smith '61, John Smothers '72,
Stuart Friou '88, John Lennon '74, Brock Winslow '90

Capital Campaign Steering Committee

Bynum Brown '51

Bob Strickland '52

Dick Futrell Jr. '53

Luther Hodges Jr. '57

Eddie Smith Jr '65

Ronald Copland '66

Bill Woltz '69

John Smothers III '72

Ron Cox '74

Niles Daly '74

Jerry Askew '76

John Miller '80

Bob Wilson '83

Evan Miller '86

Chris Miller '90

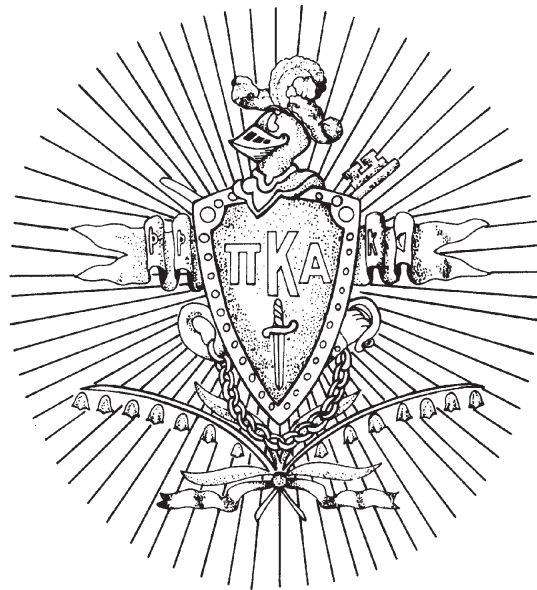
W. Kent Walker Jr. '90

Capital Campaign Naming Opportunities

Moyer G. Smith Television Room*	\$30,000
John F. Hunnemann Jr. Living Room*	\$60,000
Sun Porch	\$25,000
Foyer	\$35,000
Doc Harris Suite*	\$25,000
Front Porch Area	\$35,000
Side Patio	\$20,000
James D. Rash Jr. Alumni/Study Room	\$30,000
Study (1)/Sleeping Rooms (11)	\$15,000
Floyd Green Hogan Dining Room*	\$50,000
Nick J. Miller Kitchen*	\$40,000
Suite Roll Ladies Room*	\$15,000
Basketball Court	\$35,000
Main House	\$150,000

*Alumni who represent rooms with existing names (dedicated in their or others' honor) have granted permission for the names to be removed so as to allow re-dedication as determined by the Campaign Steering Committee.

[inside back cover]



**Pi Kappa Alpha
Tau Chapter**

The University of North Carolina