



PHI KAPPA PSI

VALPARAISO  UNIVERSITY

THE PROPOSED \$3.5 MILLION CAMPAIGN FOR INDIANA EPSILON



Phi Psi was more than a mere campus interlude. The Fraternity provided us with a common foundation which has profoundly impacted our lives and the lives of so many of our brothers. Indiana Epsilon taught us how to lead with integrity, hold ourselves to a higher standard and find joy in serving others. No matter the path we chose in life, we can look back at our time in the Indiana Epsilon house as some of the most formative years of our lives.

Most fraternity men would agree, the chapter house is the cornerstone of the fraternity experience. For many years, the "Wolf Den" served as our first chapter house. In 1970, a new chapter house was built at 801 Mound Street and it has served us well for more than 45 years. With an initial life expectancy of only 25 years, the Indiana Epsilon house has outlived its useful age and is no longer suitable for our beloved chapter.

Despite regular upkeep and maintenance, it is time for a new home for Indiana Epsilon. To remain competitive with other fraternity houses and residence halls, the chapter house would require a significant and very costly renovation. In order to stay in the current facility, the plumbing, electrical and fire suppression systems need to be updated and major renovations to the kitchen, bathrooms and parking lot need to be completed. While the shell of the house is nearly indestructible, it's also extremely costly and difficult to make the repairs and updates necessary to make the house competitive and a desirable home for our undergraduate brothers.

After completing a thorough structural and financial analysis, the Indiana Epsilon House Corporation has decided to test the feasibility of raising \$3.5 million to build a new, sustainable, state-of-the-art home for our undergraduate brothers on a new plot of land just two short blocks away.

The stakes have never been higher for Phi Kappa Psi at Valparaiso University. Sigma Phi Epsilon, Sigma Chi and other fraternities on campus are working on capital campaigns and new house plans as well. It is imperative we stay ahead of the curve, set the gold standard for fraternity living at VU and continue our long-standing history of being the premier fraternity on campus. Now, more than ever, your Fraternity needs you! As loyal Indiana Epsilon alumni, we feel an obligation to provide future generations of Phi Psi men with a competitive, safe and comfortable home where they can continue to thrive in the 21st century.

To make this vision a reality, we need guidance and support from our alumni as we further develop our plan. For this reason, we have retained OmegaFi, a nationally renowned partner for fraternity fundraising and financial management, to conduct a feasibility study. The study will help us determine, among other things: (1) whether Indiana Epsilon alumni will support the effort to build a new home for our chapter, and (2) whether Indiana Epsilon can successfully raise the \$3.5 million needed to make our new home a reality.

OUR CHAPTER TODAY

Since 1953, Phi Kappa Psi has set the standard for Greek Life at Valparaiso University. Indiana Epsilon has been dominant within the Valpo Greek community, leading the way in academics, community service, student involvement and leadership. In the 1950s, Indiana Epsilon dominated athletics; in the 80s and 90s the chapter went on a run of consecutive intramural championships and dominated the Homecoming float competition; TODAY, THE TRADITION OF EXCELLENCE CONTINUES.

HERE ARE JUST A FEW OF THE HIGHLIGHTS:



Past National President, Tyron Hubbard, presents Jesse Fosheim '10 with Undergraduate of the Year Award



Phi Psi brothers participate with President Heckler in the Ice Bucket Challenge to raise awareness for ALS



Indiana Epsilon celebrates its new member class



Brother Stefon David '17 crowned 2016 Homecoming King



Indiana Epsilon brothers cooking out at a recruitment event

- > Indiana Epsilon is the second largest fraternity on campus with 52 active members and consistently recruits the best and brightest young men VU has to offer
- > The chapter currently boasts a 3.17 cumulative GPA, which is well above the all men's average at Valparaiso University. Even more impressive, the Spring 2016 new member class ranked 1st on campus with a 3.39 GPA
- > The chapter won Songfest three times in the past four years
- > The men of Phi Psi logged over 1,100 hours of community service during the 2015-2016 academic year by:
 - Participating in "Project Neighbor" to build affordable housing for low income community members in Valpo
 - Volunteering their time to freshman move-in day, Relay for Life, Rolling Hills Vineyard Church, Café Mana and the City of Valparaiso
 - Raising \$2,684 for the Boys and Girls Club in addition to volunteering their time
 - Raising \$1,949 for Dance Marathon to benefit the Lurie Children's Hospital of Chicago
- > Indiana Epsilon was named a *Chapter of Excellence* by Phi Kappa Psi Fraternity in 2015 and 2016
- > **Stefon David '15** was crowned 2016 Homecoming King
- > **Richard Schraeger '13** was named Fraternity Man of the Year at Valpo in 2016
- > **Aaron Mehner '15** was recognized for maintaining a 4.0 throughout his collegiate career
- > Phi Psi men are well represented in leadership roles in dozens of student organizations on campus, including:

- | | |
|---------------------------------|-----------------------------------|
| • Student Senate | • Women's Basketball Scout Team |
| • Student Alumni Association | • Crusader Pep Band |
| • Admissions Ambassador Program | • Valpo Robotics |
| • Men's Track & Field Team | • Mortar Board |
| • Intramural Sports | • Campus Ministries |
| • Order of Omega | • Academic and Honorary Societies |



Several brothers volunteered in Haiti, Mexico and Nicaragua last year



The chapter's success over the years is a testament to the hard work, dedication and persistence of undergraduate and alumni leadership. With one of the strongest chapters, house corporations and chapter advisory committees on campus, Indiana Epsilon is poised to continue its **tradition of excellence** for many years to come.

OUR VISION

Valpo's campus, anchored by the Chapel of the Resurrection, has seen sweeping changes. The new Harre Union, Christopher Library and Fites Innovation Center have changed VU's landscape significantly over the last decade. Today, the sororities have new townhouses to call home and campus residence halls have been overhauled. The standard for student living at Valpo has changed, and we must change with it.

As we approach the 65th anniversary of Phi Kappa Psi at Valpo in 2018, we will celebrate by breaking ground of a new state-of-the-art chapter house. This historic project will propel Indiana Epsilon forward, ensuring a competitive, safe and modern living facility to meet the social and academic needs of the 21st century student.



The Indiana Epsilon House Corporation has contracted Rowland Design, an architectural firm in Indianapolis, to produce plans for a modern chapter facility. The 14,000 square foot chapter house will sleep 40 men and includes the following amenities:

- Dedicated gathering spaces for social & scholastic activities including a substantial formal living room as well as a separate study and library/TV room
- An additional 800 square feet of outdoor entertaining space including an oversized front porch and enclosed side patio
- A commercial kitchen complete with walk-in pantry, refrigerator and freezer
- A buffet-style serving area that opens to a massive central dining room with seating for more than 80
- First floor House Director Suite and ADA accessible first floor bedroom
- 18 second floor bedrooms including 16 doubles and two, four-person suites
- Second floor laundry room, lounge and study rooms
- Large second floor bathroom complete with individual showers and private lockers
- Fire sprinkler and suppression system
- High speed wireless internet and other technology
- Energy-saving, green innovation to minimize ongoing utility costs and maintenance
- Parking lot for members, alumni and guests



Visit valpophipsi.org for additional information about the campaign!

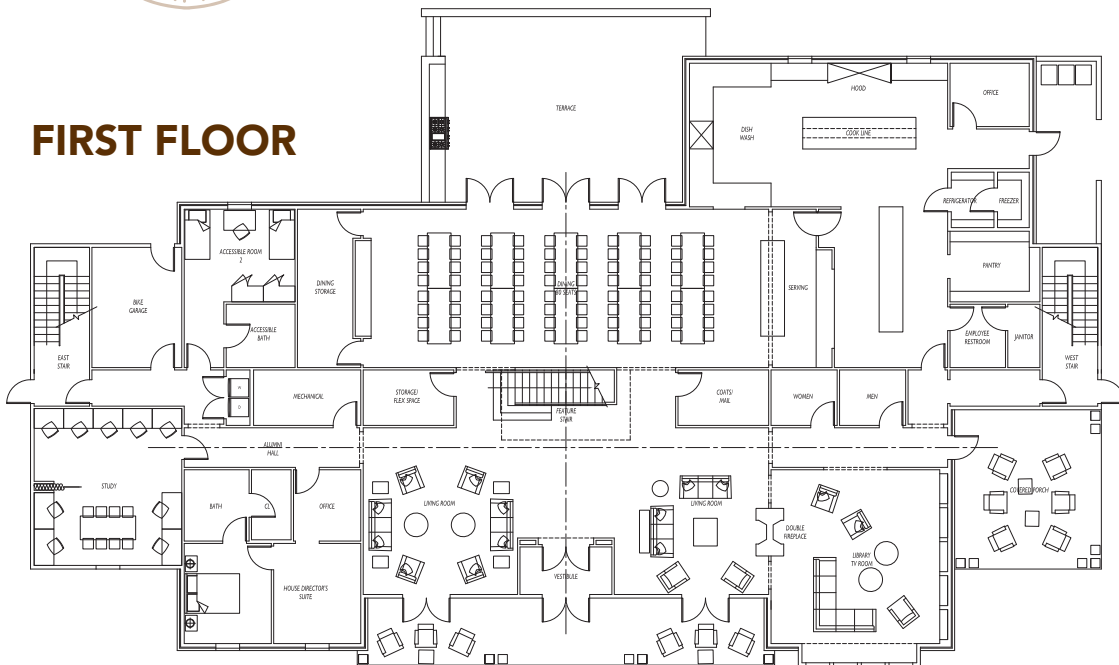
OUR VISION



PHI KAPPA PSI

VALPARAISO UNIVERSITY

FIRST FLOOR



SECOND FLOOR



WHERE WE STAND



Campaign Leadership

HOUSE CORPORATION OFFICERS

Zach Albers '04, *President*
 Scott Rodseth '04, *Vice President*
 Ben Nicol '00, *Secretary*
 Chris Ciupke '01, *Treasurer*
 Matthew Solak '05, *Alumni Relations Chair*

MEMBERS-AT-LARGE:

Brent Clark '01
 Kevin Jessen '98
 Eric Johnson '84
 Kevin Marks '92

CHAPTER LEADERSHIP

Matthew Fitzpatrick, *President*
 Ryan Schrock, *Vice President*
 Nicholas Eder, *Corresponding Secretary*
 Benjamin Young, *Recording Secretary*
 Jonathan Dyche, *Treasurer*
 Aaron Mehner, *Sergeant At Arms*
 Jacob Yager, *Messenger/Alumni Relations*
 Ethan Stoppenhagen, *Chaplain*
 Drew Zimmerman, *Historian*

CHAPTER ADVISORY COMMITTEE

Christopher D. Hammer '07, *Chapter Adviser*
 Bonnie Dahlke Goebbert, *Faculty Advisor*

CAMPAIGN COUNSEL

Jacob Kingdon, *OmegaFi*

SEVERAL KEY STEPS HAVE BEEN TAKEN BY THE INDIANA EPSILON HOUSE CORPORATION TO INITIATE THIS HISTORIC PROJECT:

- A financial analysis was completed by the House Corporation to determine the viability and return on investment of renovating the existing 45+ year old facility versus building a new house in a new location.
- The Indiana Epsilon House Corporation hired Rowland Design in August 2016 to draw up renderings of the new chapter house.
- A new plot of land has been identified and the House Corporation has negotiated to purchase the new parcel.
- OmegaFi was hired to conduct an unbiased feasibility and planning study to understand whether Indiana Epsilon alumni agree with the proposed development plan and further determine the viability of a \$3.5 million campaign to support the building project.

PROJECT COST PROJECTIONS

Land.....	\$230,000
Construction and Materials.....	\$3,419,000
Furniture, Fixtures & Equipment	\$150,000
Design -	
Architecture/Interior Design	\$154,300
Civil.....	\$41,500
Engineering	\$52,200
Landscape	\$8,000
Sale of current house	-\$555,000
TOTAL —————→	\$3,500,000

Visit valpophipsi.org
 for additional information
 about the campaign!

HOW YOU CAN HELP



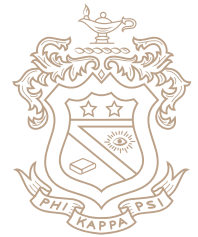
Before committing to such an ambitious project, it is essential we look before we leap. We know how important it is to get this right the first time around. In the coming months, we hope you will answer when called upon to offer your insight and opinions on this historic project. This is not just some fraternity house; this is **our home**.

Before we can enter into a capital campaign, we must solicit thoughts, opinions and criticisms from our most precious asset – our alumni. Indiana Epsilon needs a safe, modern home. One that will serve as a stronghold for the best and brightest men who attend Valparaiso University and one where alumni will be proud to bring their friends and families for decades to come.

Your participation, and the participation of other dedicated alumni, will provide the information we need to chart our course. As we embark on this historic project, we are reminded of our founding motto: "The Great Joy of Serving Others." Now is the time to give back to the chapter that has so profoundly impacted our lives.



INDIANA EPSILON CHAPTER OF PHI KAPPA PSI



VALPARAISO  UNIVERSITY

STANDARDS OF GIVING CHART \$3.5 MILLION GOAL

NUMBER OF GIFTS NEEDED	AMOUNT	TOTAL RAISED AT THIS LEVEL	MONTHLY PAYMENT OVER FIVE YEARS
1	\$1,000,000	\$1,000,000	--
1	\$250,000	\$250,000	--
4	\$100,000	\$400,000	--
10	\$50,000	\$500,000	\$833
20	\$25,000	\$500,000	\$417
30	\$10,000	\$300,000	\$167
40	\$6,000	\$240,000	\$100
60	\$3,000	\$180,000	\$50
90	\$1,500	\$135,000	\$25

256

\$3,505,000