

Alumni of the Sigma Alpha Chapter of **DELTA KAPPA EPSILON**



Alumni announce 2007-2008 Capital Campaign

Dear Fellow Dekes,

DKE/DKS is the oldest continuous fraternal organization at Virginia Tech, and thanks to the foresight of several brothers in the late 1960's, the DKE House at 302 East Roanoke Street is the oldest continuously-used fraternity house in Blacksburg. As of this year we will have owned the house for 40 years.

The house itself is approaching 100 years of age and is located in the designated Historic District of Blacksburg. The house has withstood fires, evictions, condemnations, a sorority tenant sublease and last but not least 40 years of use (or abuse depending on your perspective) of over 300 residents and thousands of brothers and guests.

The Alumni Association, through Sigma Alpha Properties LLC, assumed ownership of the house eight years ago, and in 2004 and 2005 began its long-term stewardship by replacing the gas boiler heater and the front porch.

Unfortunately, the overall condition of the house remains in serious decline. In response we have begun a multi-year renovation program. We jump-started work on the exterior in late 2005 with a new roof and new skylight windows, followed by the Spring 2006 replacement of 13 large windows and tree removal. Winter 2006 saw the replacement of eaves, soffits, gutters, and porch and veranda ceilings, and in Spring 2007 we replaced the porch and carport roofs with metal roofing as originally constructed. We recently completed professional exterior painting and veranda flooring replacement.

Our plan for the next phase includes a total rehabilitation of the second and attic levels of the house, including the addition of three usable rooms and a bathroom to the attic level, proper attic stair access, and a renovated second level bathroom. It also includes a whole-house sprinkler/fire suppression system and a

central air system for the upper floors. Beyond this phase, we have a wish list including a variety of other improvements that will bring the house up to 21st century standards, capable of years of future service. You can learn more about our plans inside.

Our program is ambitious, and we can only make it happen with your financial support. We have established the Rampant Lion Foundation—Sigma Alpha Fund (RLF-SA), a chapter-specific education fund within the Rampant Lion Foundation of DKE International. This makes your donations tax-deductible and eligible for corporate matching.

This fund will fulfill its academic support obligations by providing scholarships and other educational benefits to the Dekes of Virginia Tech. The RLF-SA Fund will invest in market-rate financial instruments, namely a second mortgage on the DKE House to support the capital plans.

Your Alumni Board has approached this capital improvement program in a professional and business-like manner. Be assured all money raised will be placed in the fund and used only for its intended purpose. So when you receive a call or visit for support, or even before that time, please be generous.

Additional details on the house renovation plans and the fundraising program can be found inside.

When in Blacksburg, I hope you will drop by the house and see what has been done, is being done and is planned to be done. I thank you in advance for your support.

In the bonds,

Dan Johnson, Spring '74



**From the
President**

Dan Johnson



Planning the renovations: how we got here

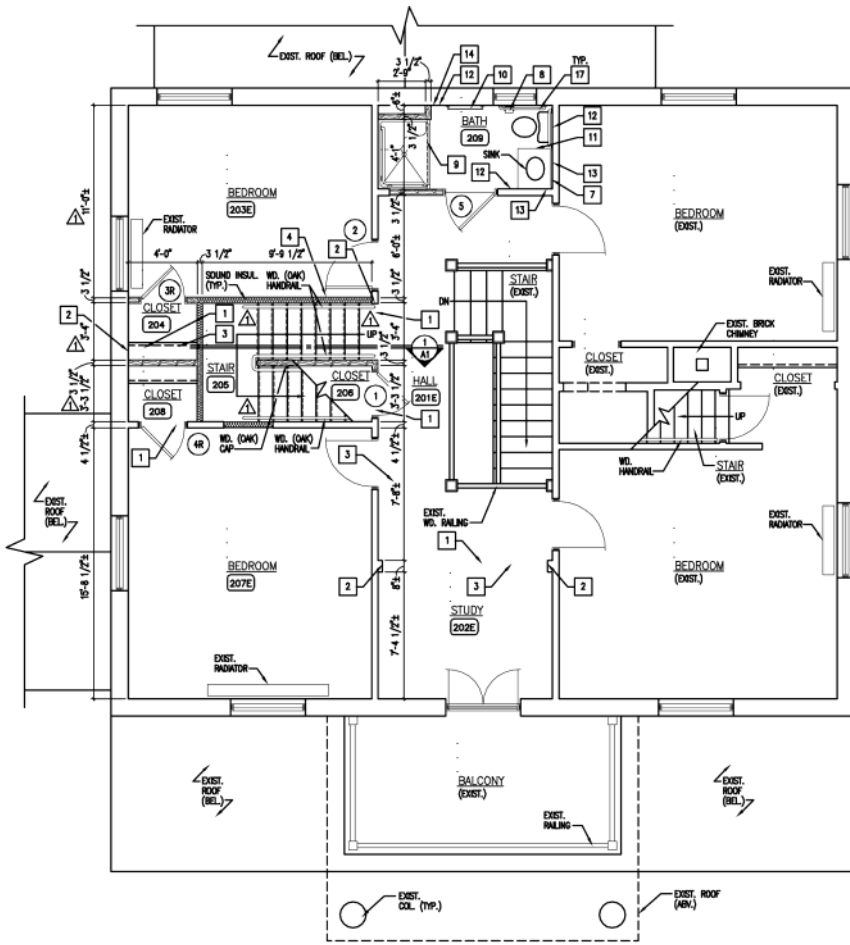
In June 2006 our architect, Reynolds Architects in Blacksburg, submitted house renovation plans to the Town of Blacksburg for approval. For reasons only the town could understand, the plans were not approved.

Following a lengthy permitting process and hearings in front of the Board of Zoning Appeals, Reynolds Architects resubmitted the renovation plans with modest changes earlier this year. On March 3, 2007 the plans as shown at left were approved.

The renovation will allow the fraternity to return house occupancy to historic levels while making it a safer place to live.

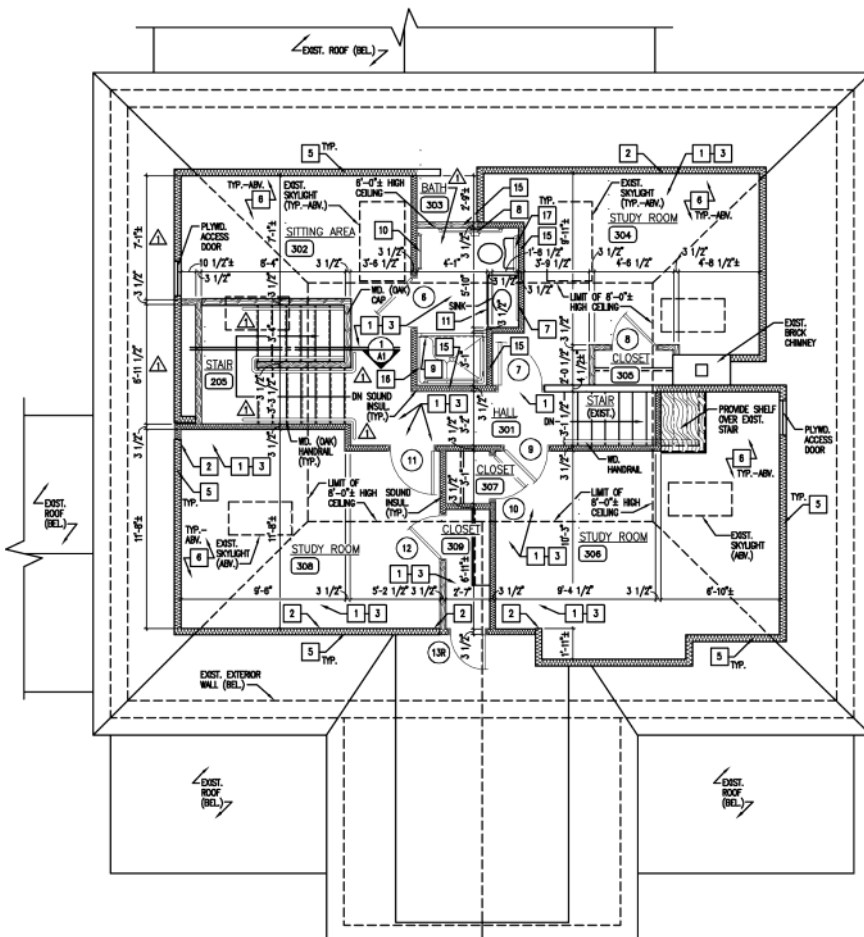
In addition to approving the plans, the town acknowledged that occupancy of the house could be up to 16 people. We hope to bring the number to over 10 men, increasing the active brothers' daily involvement while also increasing rental income.

We believe that these improvements will make the fraternity more attractive to future young men needed to return the fraternity to a strong, sustainable existence.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

View the complete set of architectural plans for the renovation at our new web site, along with photos of the house and the latest news on our progress!

www.vtdke.com

click on "Fundraising"

Architectural plan overview

At left are the final approved floor plans for the house renovation. They represent the following improvements:

- New permanent stair access to attic built between the two east bedrooms, reconfiguring the closets and southeastern bedroom to make room
- Complete second level bathroom makeover and reconfiguration
- Removal of veranda/paddle room wall
- Construction of attic level full bathroom
- Attic level renovations including restoration of three rooms and an open sitting area
- Central heating and air conditioning system for second and attic levels
- Sprinkler/fire suppression system covering the entire house

Funding requirements, estimates and money spent so far

The minimum funding required for the project is \$200,000, of which approximately \$75,000 has been spent or committed to date on exterior house improvements since late 2005. An additional \$20,000 was spent on architectural and permitting assistance services.

The first phase of the interior work of the project, starting immediately, will install the new attic stairway access, install new interior bedroom doors and completely renovate the second level bathroom. This alone is estimated at \$42,000.

Our capital fund requirements are based on initial budget estimates provided by a local contractor and only take us through the renovations described at left. This is considered the minimum required for renovation work but does not cover future items on the wish list. (See the back of this brochure to learn more.)

Interim funding to date has been provided by initial Capital Campaign donations from members of the Board of Directors, refinancing of the mortgage with a private investor, vendor credit provided by Home Depot and short-term working capital loans provided by a Director.

The 2007-08 Capital Campaign will pay back existing debts and allow the Alumni Association to complete this ambitious project.

Tax-deductible donations possible via the Rampant Lion Foundation

Your Alumni Board has worked with the DKE International Headquarters to set up a framework allowing all future contributions to the Alumni Association to be tax-deductible.

The new Sigma Alpha Fund is a subsidiary fund of DKE International's Rampant Lion Foundation, which has been in existence for over 25 years and has numerous subsidiaries for other DKE chapters. The Rampant Lion Foundation is a 501(c)(3) organization and is eligible for corporate matching gifts.



A donation card and return envelope have been included with this brochure for your tax-deductible contributions. We can accept checks, credit card payments and even tax-advantaged donations of appreciated stock!

Please make out your checks to Rampant Lion Foundation—Sigma Alpha Fund. All donations will be acknowledged with a receipt from the Rampant Lion Foundation.

Please don't wait—our progress on the current and following phases is subject to the success of this Capital Campaign. Your fraternity needs your help. Thank you for your consideration!

The Capital Campaign: tiers of giving and how you can help the fraternity

As a framework for giving to your fraternity, we have created various levels of contribution, which will be recognized and rewarded correspondingly. The good news is that with the new Rampant Lion Fund-Sigma Alpha Chapter, your contributions will be tax-deductible.

Our short-term goal is to raise \$200,000 which will include both significant individual commitments as well as contributions from all alumni brothers. We hope to involve all brothers in this project so all can take credit for the turnaround.

The contributions may be paid over a two year pledge period, with half of the contribution in

2007 and half in 2008. The members of the Board of Directors have committed almost \$30,000 to initiate the effort.

Donors can add funds after the first two years and move from the Sigma Alpha Club giving level all the way up to the Re-Founding Fathers level.

No donation is too small and we will provide funding update levels with each quarterly newsletter over the course of the campaign.

Our long term financial goal is for the Sigma Alpha Fund to be the sole holder of the mortgage on the property, providing ongoing mortgage income to the fund while at the same time protecting the fraternity's real estate interests.



\$10,000+
RE-FOUNDING FATHERS

Goal: \$90,000

\$5,000-9,999
PRESIDENT'S CLUB

Goal: \$50,000

\$1,000-4,999
RAMPANT LION CLUB

Goal: \$50,000

\$100-999
SIGMA ALPHA CLUB

Goal: \$10,000

Minimum Fundraising Goal:
\$200,000

Major completed improvements

Below are the highlights of our improvement efforts to date. More projects are ongoing.



New Main Roof

\$24,000 – December 2005

50-year rated faux slate shingles eliminate previous leaks and maintain original appearance.



New Porch/Carport Roofs

\$11,000 – March 2007

Replaced failed front porch and carport roofs with historically accurate metal roofing.



New Windows

\$10,000 – March 2006

Replaced 13 inoperable large windows, improving appearance, function, and energy efficiency.



New Attic Skylights

\$3,000 – December 2005

Replaced broken and leaking skylights with two roof windows for fire egress and four skylights.



New Soffits, Eaves, Gutters

\$9,000 – November 2006

Re-built rotted eaves to support modern gutters. New vinyl soffit vents improves appearance.



New Front & Side Porch

\$21,000 – November 2004

Replaced rotted wood porch with Trex decking to improve safety, appearance and resilience.



New Exterior Ceilings

\$6,000 – November 2006

Replaced rotted, water-damaged wood ceilings with vinyl ceiling to restore original appearance.



New Gas Furnace

\$4,300 – February 2004

Replaced 40 year old furnace, improving energy efficiency and reducing operating costs.

As we approach the 65th Anniversary of the founding of Delta Kappa Sigma/Delta Kappa Epsilon at Virginia Tech, the condition of our fraternity house on Roanoke Street has become a critical issue to the future of the organization. We must repair and improve the house to extend its life by at least another 30 years.



Since 2004, the Alumni Association has dedicated over \$100,000 towards the repair of the house, which is the largest capital improvement project in our history.

In addition to the projects highlighted at left, professional exterior painting and veranda floor replacement were recently completed. Combined, these projects are a substantial commitment to the fraternity's future, and greatly improve the exterior appearance, historical accuracy and structural integrity of the house.

The remaining required projects generally focus on the interior of the house.

This includes the renovation of the second and attic levels, for which details can be found inside this brochure. Following this planned interior work, here are some longer-term improvement plans subject to your financial support:



- Main floor bathroom renovation with commercial-grade facilities
- Kitchen remodeling
- Replacement of remaining windows and French doors
- Exterior basement access reconstruction, including stairs and doorway
- Basement improvements (windows, floor drains, etc.)
- Garage roof and structural repairs
- Conversion of first floor bedroom into common area

To support these efforts, please read inside to learn about our new, tax-deductible fund and consider a generous gift to your fraternity.