

130 YEARS OF GEORGIA PHI TRADITION
CAMPAIGN FOR GEORGIA PHI

AS YOU RECALL YOUR TIME ON GEORGIA TECH'S CAMPUS,

vivid memories will wash over you; the walk up the brick-lined sidewalk, passing through the four pillars at 221 Fourth Street, and the brothers who greeted you there. Over 2,300 men are forever brothers of SAE at Georgia Tech, and the Georgia Phi Chapter House has been a home away from home for those members while on campus.

In the pursuit of True Gentlemen, SAE has developed men of character while also building lifetime friendships. In our Fourth Street home, young men have matured socially and developed leadership experiences found nowhere else on campus. Those experiences produce strong leaders in our chapter, in our communities, and in the business world. Those experiences were invaluable to our alumni and are equally important to our current and future brothers.

To continue such a strong tradition, we must come together to illustrate our collective commitment to excellence by investing in an updated, healthy and safe chapter home. As you think back on your Georgia Phi experience, remember it was enriched by the alumni that came before you that made it possible. It is our turn now to do the same for the next generation of brothers at 221 Fourth Street NW.



THE INVESTMENT | GEORGIA PHI

Our alumni recognize the value of Georgia Phi's legacy where brothers developed bonds, benefited from enriching experiences, and enjoyed an oasis from the rigors of Georgia Tech academic life. Lifelong connections and relationships made at 221 Fourth Street NW continue to this day. Our Chapter has produced the world's finest amateur golfer, Atlanta's most esteemed Mayor, captains of industry and numerous community leaders. For Georgia Phi today, the tradition of being a premier fraternity is carried forth by our undergraduate members- young men worth investing in.





**RELEVANT CURRENT DATA
FOR OUR CHAPTER WORTHY
OF YOUR CONSIDERATION**

Vibrant social activity schedule

Five philanthropic fundraisers/
service projects since 2018

RAISED \$36,000
FOR THREE CHARITIES

CHAPTER AWARDS

2021 SAE
JOHN O. MOSELY ZEAL
AWARD FINALIST
(Top 5 Nationally)

2021 SAE
CHAPTER ACHIEVEMENT AWARD
(Top 5 Nationally)

2020 SAE
CHAPTER RECRUITMENT AWARD

2019 SAE
OUTSTANDING CHAPTER AWARD

GEORGIA TECH
INTRAMURAL AWARD

CHAPTER MEMBERS

101 vs. GT Fraternity Average of 65*

CHAPTER GPA

3.56 vs. GT Men Average of 3.53*

CHAPTER GRADUATE
PROFESSIONAL JOB OFFER
RATE 98% VS GT STUDENT
AVERAGE OF 81.4%*

CHAPTER FINANCIAL COMMITMENT

Current members have raised
\$100,000+ showing skin in the game

* 2021 figures



PROFESSIONAL GRADUATE PLACEMENTS SINCE 2018



Deloitte



McKinsey
& Company



amazon.com

accenture

Google



facebook



STAYING COMPETITIVE IN TODAY'S ENVIRONMENT

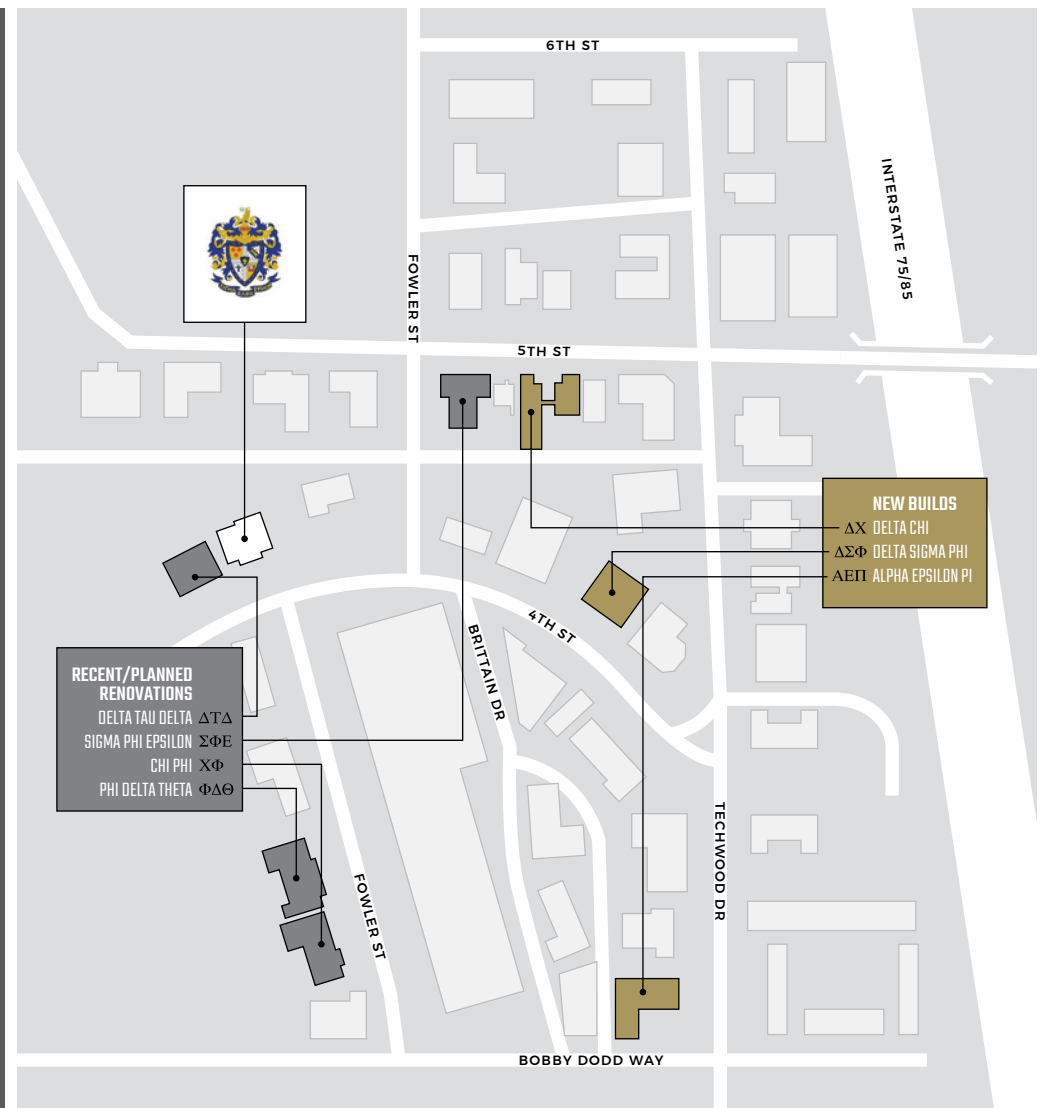
COMPETITION FOR MEMBERSHIP

Returning to campus you will recognize a lot has changed at Tech. The way students live and learn today is far different from our experiences. With those changes, the competition for students and their housing dollars has increased, making it more difficult to attract and retain the “top 100 men” attending Georgia Tech given the current state of our chapter house.

- Peer Fraternity Facility Improvements
- Updated Living Quarters
- Superior Study Environments
- Healthy/Safe Chapter Houses

Students spend 70% of their time in their living accommodations.

Housing is a student's second most important decision-making factor after their major itself.





THE OBJECTIVE

Return our classic home at 221 Fourth Street NW to its original intended condition, updated with current technology and code compliance to provide a safe, healthy and efficient environment in a fiscally-prudent manner. The project leadership team has assembled a host of qualified architects, engineers and contractors to develop a strategic and executable plan to complete this renovation.

OUR PLAN

- **Retain Classic Fraternity Envelope**
- **Required Internal Improvements**
 - New Electrical Systems
 - New Mechanical Systems
 - Fire Suppression/ Sprinkler System Addition
 - Life Safety Panel Upgrade
 - Living Area/ Restroom Renovations
 - Code Compliance Improvements
 - Upgraded Study Areas
 - Mold Remediation

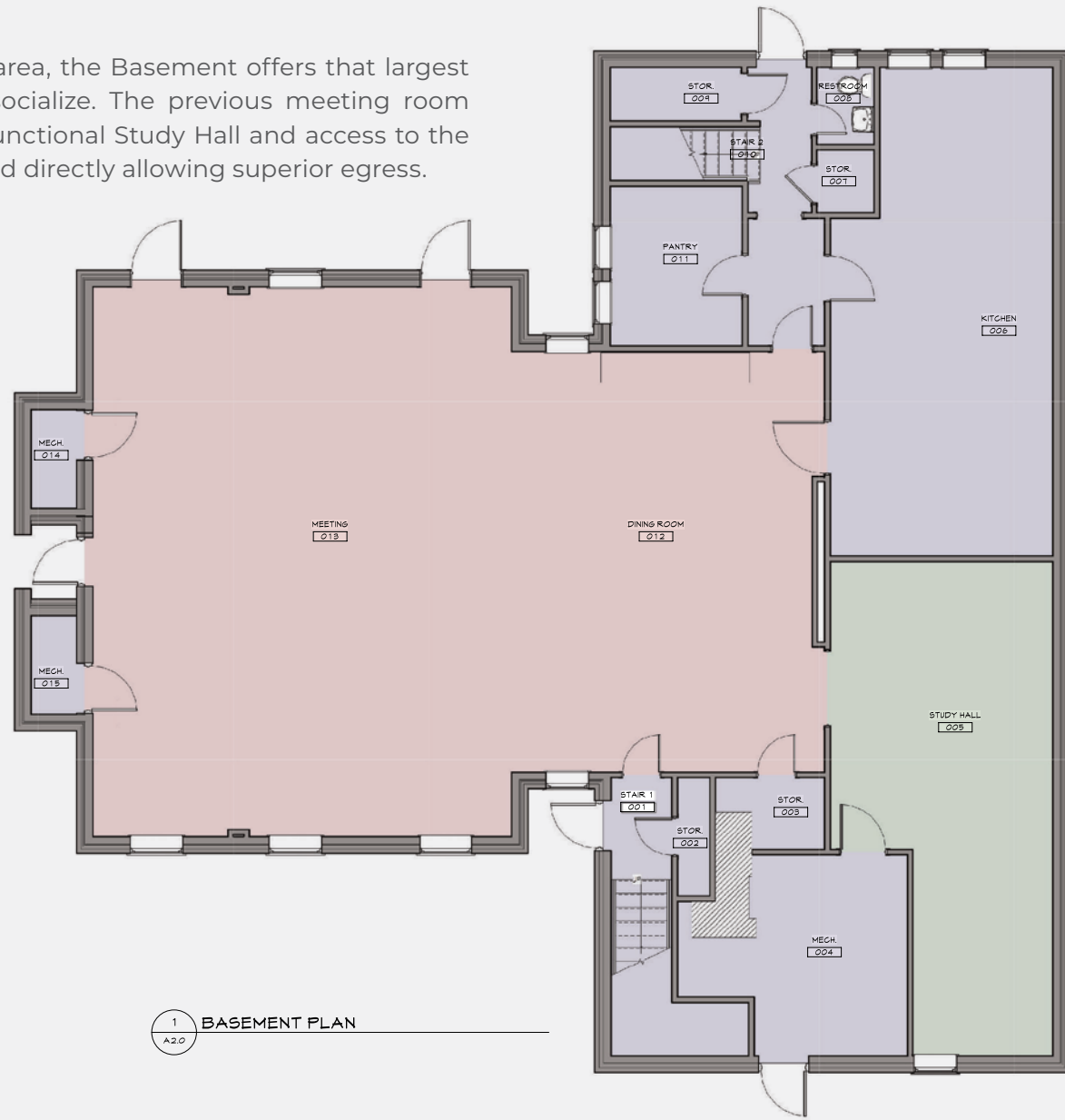
PROJECT COSTS

General Conditions	231,947
Project Requirements	128,084
Existing Conditions	157,954
Concrete	10,040
Masonry	26,104
Metals	32,890
Wood, Plastics, and Composites	247,554
Thermal and Moisture Protection	78,805
Openings	315,699
Finishes	365,188
Specialties	14,682
Equipment	20,069
Furnishings	50,200
Special Construction	-
Conveying Equipment	-
Fire Suppression	49,312
Plumbing	213,996
Heating, Ventilation & Air Conditioning	363,950
Electrical / Fire Alarm	239,534
Communications	-
Electronic Safety & Security	-
Earthwork	-
Exterior Improvements	69,352
Utilities	-
TOTALS	\$2,615,366.74
Building Permit Allowance	27,500
Business License	-
P & P Bond	16,665
Sub Bunds Premium	-
Builder's Risk Premium	5,200
Special/Other Insurance Premium	-
Subtotal	2,664,732
Contingency / Esculation	399,710
Fee	168,544
GRAND TOTAL	\$3,232,986

Note: Q2 2022 Construction Budget Estimates

BASEMENT PLAN

As the primary Chapter meeting area, the Basement offers that largest space for brothers to dine and socialize. The previous meeting room will be transformed into a more functional Study Hall and access to the Outdoor Deck will now be accessed directly allowing superior egress.



1 BASEMENT PLAN
A20

GROUND FLOOR PLAN

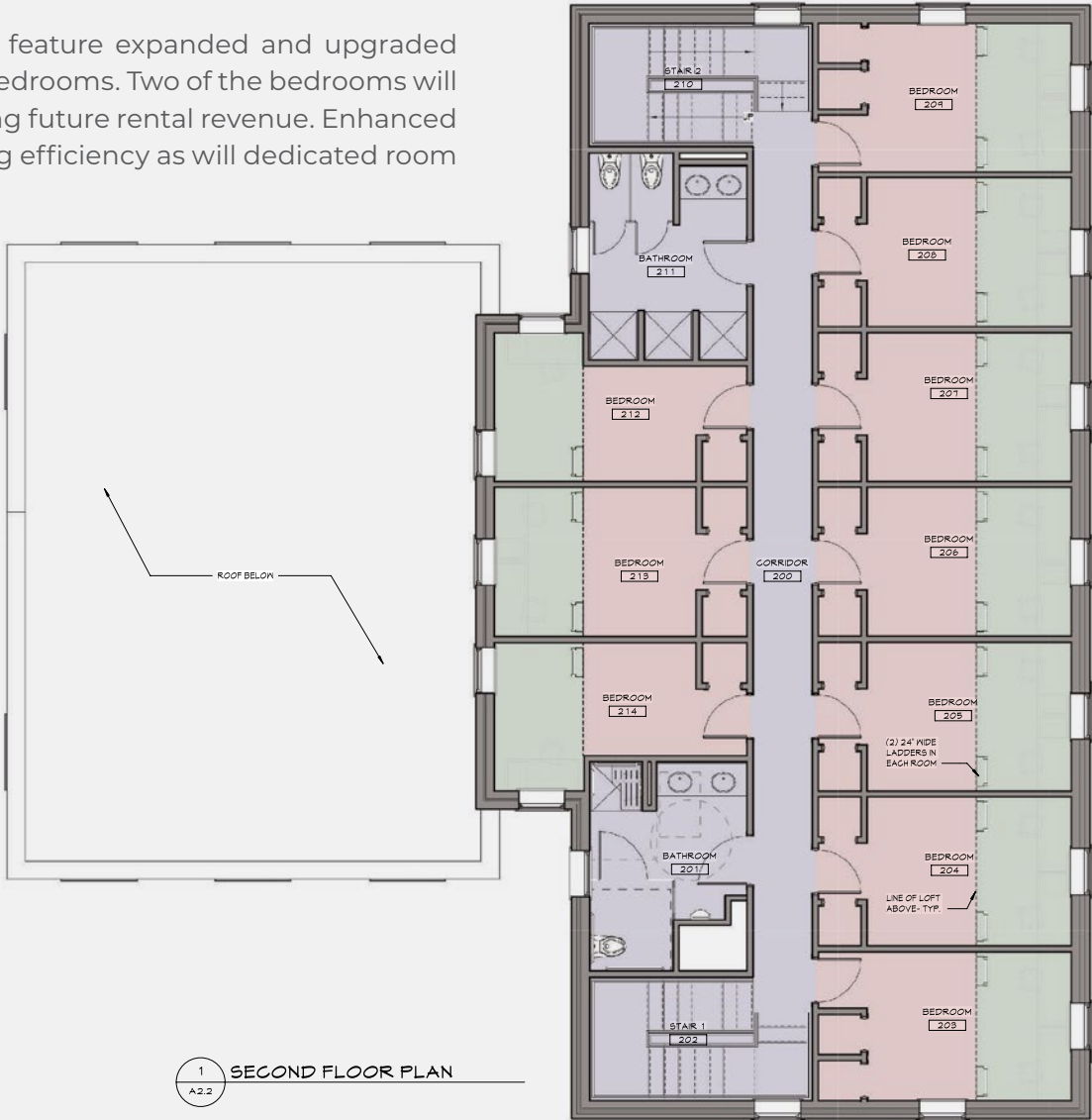
The facility's primary street access level will undergo code compliance renovations, remodeled bedrooms and upgraded restrooms. The Chapter laundry room will be relocated to this level offering expanded room and a centralized location. Expanded storage capacity will be also afforded.



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A2.1 GROUND FLOOR PLAN

SECOND FLOOR PLAN

The Chapter's primary living area will feature expanded and upgraded restrooms with sinks and remodeled bedrooms. Two of the bedrooms will offer single occupant options enhancing future rental revenue. Enhanced window systems will improve operating efficiency as will dedicated room study areas.



WAYS TO GIVE

Gifts can be made by check, wire transfer or appreciated securities over the next three years.

MAKE YOUR COMMITMENT

To make a commitment and give to this important campaign, visit www.gaphi.org

TAX-DEDUCTIBLE GIVING

The Georgia Phi House Corporation has partnered with the Sigma Alpha Epsilon Foundation and the Society for the Preservation of Greek Housing to provide donors the ability to make 100% tax-deductible gifts to the campaign, if given through either entity and designated to the Georgia Phi Housing Fund. Our campaign team will direct you to the appropriate entity when your pledge is finalized.

NON-TAX-DEDUCTIBLE GIVING

Non-Tax-Deductible Gifts to the campaign can be made directly to the Georgia Phi Association of SAE, Inc. by mailing your check to the

Campaign for Georgia Phi
1700 Northside Drive | Suite A7 #5700
Atlanta, GA 30318.

Please make those checks payable to the
Georgia Phi Association of SAE, Inc.



GIVING LEVELS

221 SOCIETY

Those supporting the project as members of the 221 Society will be able to select any space at 221 Fourth Street where their gift will be permanently recognized.

Larger gifts will have higher selection priority. Gifts may be anonymous, or made in honor of another.

221 Society members will be invited to a private cocktail reception and celebration dinner, will be invited to participate in a private construction tour, and will receive a limited edition Smathers & Branson needlepoint belt celebrating their commitment to this project.

Finally, 221 Society members have the option to complete their gift in installments through 2024, if desired.

<u>LEVEL</u>	<u>TOTAL GIFT</u>
DeVotie	\$500,000+
Bunting	\$250,000+
Levere	\$100,000+
Jones	\$50,000+
Allen	\$25,000+

TRUE GENTLEMAN SOCIETY

Those supporting the project as members of the True Gentleman Society commit to give a multiple of \$1,890, in honor of the founding year of Georgia Phi.

Individuals participating in the campaign at any level named below will receive a Georgia Phi limited edition Holderness & Bourne Maxwell polo shirt and will be invited to participate in a TG Society honorary tailgate when the project is completed in 2024.

TG Society members will be permanently recognized at 221 Fourth Street.

<u>LEVEL</u>	<u>AMOUNT</u>
Fifth Year	\$1,890 annually for 5 years
Senior	\$1,890 annually for 4 years
Brother	\$1,890 annually for 3 years

CUSTOM GIFT

Support of any amount will go to restore 221 Fourth Street to its best condition, preserving a classic fraternity house for the enjoyment of future generations of SAEs. Supporters of any amount will be invited to the formal ribbon-cutting and will be recognized at the event.

FREQUENTLY ASKED QUESTIONS

How far along is the Campaign for Georgia Phi?

The Campaign for Georgia Phi Committee was formed in 2018 to begin developing a comprehensive plan for the rehabilitation of the property at 221 Fourth Street. Chaired by Tom Davenport (IM '84), the Committee formally engaged Warner Summers Architecture principal Scott Ward, AIA (ARCH '78) to develop construction drawings to address all [health / systems / safety modernization opportunities] while preserving the essential nature of the property. The Committee has engaged and received approval for tax-deductible gift facilitation from the Sigma Alpha Epsilon Foundation and Society for Preservation of Greek Housing, respectively; has corresponded with lenders, attorneys, and Georgia Tech administration regarding the project, and has received a formal price guideline from Gay Construction (Tom Gay, IM '66). The project is targeted to begin construction December 2023, and formally reopen August 2024.

How the project is being financed?

Unlike most Greek housing projects, our project can be fully financed through tax-deductible gifts from donors like you. Gifts to the Georgia Phi Chapter Allocation Fund at the Sigma Alpha Epsilon Foundation can cover up to \$1.1 million of project costs. Gifts to the Georgia Phi Chapter Allocation Fund at the Society for Preservation for Greek Housing can cover up to \$2.9 million of project costs. If tax-deductibility is not required, gifts may also be made directly to the Capital Fund of the Georgia Phi Housing Corporation.

Can the project be completed if less than the full project cost is raised through gifts?

Yes, the Georgia Phi Housing Corporation is able to fund an additional +-\$1.0 million through long-term debt financing. However, the goal of the Campaign for Georgia Phi is to leave the Housing Corporation 100% debt-free. By eliminating debt service costs at the Housing Corporation, it can continue to reinvest in chapter house improvements and operations, and provide attractive rental rates to Georgia Phi actives, which keeps the chapter competitive in annual recruitment. If we successfully raise more than the project cost, the remainder will be used for an annual operating costs reserve, which further improves the Housing Corporation's financial position to provide a top-tier facility at attractive rates to SAEs.

What is the total cost of the project?

The total cost of the project is estimated to be \$3.3 million dollars, including a generous \$400,000 contingency estimate. This project compares very favorably with other Greek housing projects at Georgia Tech and peer universities. By focusing on a restoration, rather than a new build, we have been able to achieve 100% tax-deductibility for the project, while keeping costs to less than half of an equivalent teardown. \$2.3 million in donations are needed to complete the project alongside debt financing; \$3.3 million is needed for the project to be completed debt-free.

Why should I support this project?

The house at 221 Fourth Street provided you or someone close to you a primary place

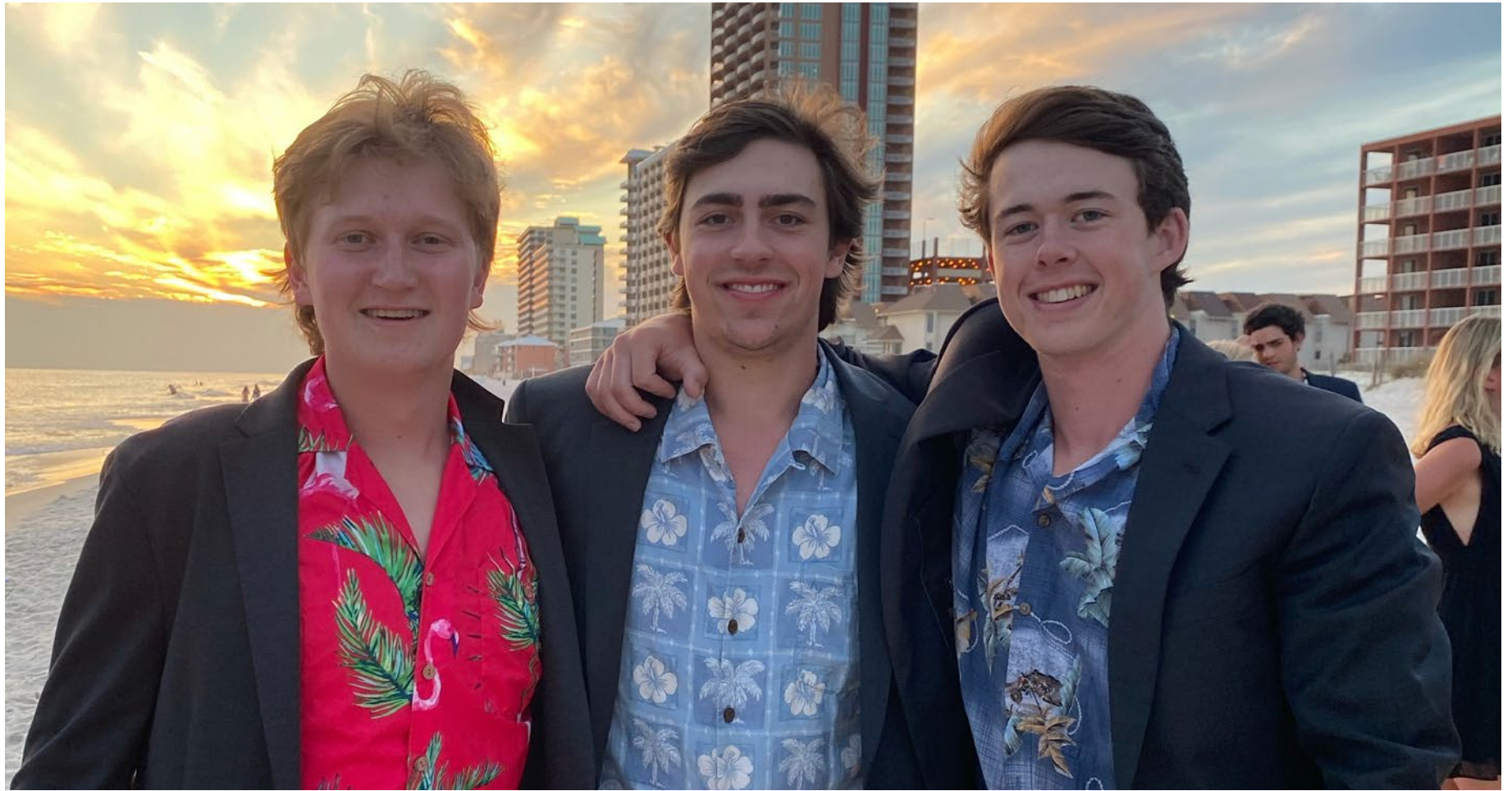
of enjoyment on Georgia Tech's campus. The property has never undergone a complete renovation since it was constructed in 1940. Ongoing capital maintenance is not fiscally prudent - a rehabilitation is required. Unlike nearly every other Greek house project, this effort serves to preserve and restore the property's features - not replace it with something different. Your investment in this project serves as a tangible form of gratitude for your time at Georgia Phi, as a way to preserve your own history and memories there, and as an investment in the experiences of future Georgia Phi men who will make memories at 221 Fourth Street.

Can I make non-cash donations to this project?

Yes, in addition to donations by check or credit card, you may make donations of publicly-traded stock, cryptocurrency, or Qualified Charitable Distributions (QCDs) from your IRA. Please contact us to learn more. May gifts be made as groups, e.g., pledge classes? Yes, gifts may be bundled between donors, such that a naming opportunity can be obtained by a pledge class. Tangible benefits, such as limited edition apparel and event invitations, are only available to a single group designee.

I'm ready to support the Campaign for Georgia Phi. How can I donate?

Return this pledge card to Campaign for Georgia Phi, 1700 Northside Drive, Suite A7 #5700, Atlanta, GA 30318, or make your pledge online at gaphi.org and a member of the Campaign Committee will follow up personally with you to thank you and provide instructions on how to complete your gift.



Through friendship, scholarship, leadership, and service, Sigma Alpha Epsilon finds men with impeccable character and helps them achieve their full potential, letting them rise up to face every challenge placed before them—today and tomorrow. We achieve this by training our members to become True Gentlemen.

THE CAMPAIGN FOR GEORGIA PHI

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