

## A QUESTION...

Which date is best  
for next year's reunion?  
Either

**Air Force Academy on Sept. 16**

OR

**Michigan State on Oct. 7**

Please respond to  
[fcmorrey@q.com](mailto:fcmorrey@q.com)

Thanks,  
**Frank Morrey**

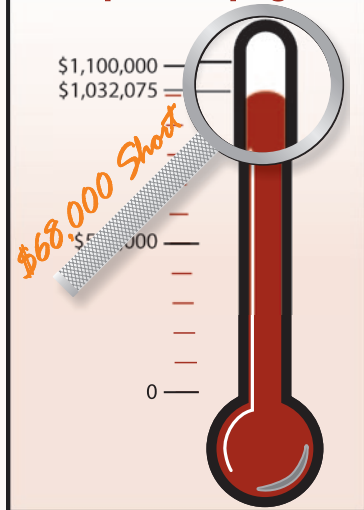
## WE'RE ONLINE

Each month, the chapter's alumni association sends out an eLetter chock full of photos of the new Chapter House, upcoming events, active chapter news and alumni profiles. If we don't have your e-mail address, then you're missing out!

If you aren't receiving these eLetters, send an email to [alumninews@affinityconnection.com](mailto:alumninews@affinityconnection.com) to be signed up today. You can even submit your own update and be featured in an upcoming eLetter.

*\*Your information will be stored in our secure database and will never be traded or sold.*

### Delta Chi Michigan Capital Campaign



# The Michigan DELTA CHI



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## Rebuilding

## I Am the NEW ΔΧ Chapter House

I welcomed 160 alumni and guests to my dedication ceremonies on October 1. Many of the 72 actives and 31 associates (pledges) also participated in the festivities. I received a huge number of positive comments about



my design and functionality. Special guests Aaron Otto, ΔΧ national "AA" and Michael Martinez, Chief Development Officer, DX Educational Foundation, spoke of our seldom replicated effort to build a new Chapter House for the next 100 years.

Recall, I was first assembled in 1906 for a biology professor's family. My fun really began when Joe Laachia "BB" from Michigan State, working with **Hank deKoning '32**, then leader of our Building Corporation, arranged the loan and guarantees that helped buy me for \$38,150 in July 1948 from the Episcopal Diocese for the Delta Chi Chapter House. The stories I could tell as I watched hundreds of teenagers develop into strong Delta Chi men would excite (and perhaps embarrass) you.

While being the Chapter House was great, I was getting really weary. My interior was butchered to meet the Ann Arbor fire codes, my mechanical and electrical systems were tired and some of the brothers didn't take very good care of me. I was worried I might die, but then **John Levinson '73** and the Alumni Building Corp., plus the Alumni Board of Trustees, began to dream of a new me in 2007. I was excited to see the drawings of what I could be, yet nothing was really happening.

In 2013, along came the team of **David**

**Falconer '63, Howard Gandelot '64, Keith Hellemes '62 and Frank Morrey '64.**

They claimed they could raise \$1 million to build a new me. Wow! I thought, "Maybe it will really happen!"

With the gang of four communicating with the alumni and John Levinson on point with Alpha Design+Build team, the fundraising and design work began in earnest. So far, 169 alumni and friends have helped provide the funds. I disappeared in a cloud of dust June 30, 2015. I can tell you that being loaded into trucks going to a landfill hurt like hell, but I knew what was coming.

The new me began with the pouring of 171 yards of concrete for my feet on August 17. By the end of March, my roof was finally finished. Fortunately it was not too cold or wet during my winter construction. My daddy, Dean Warner, Alpha's construction manager, organized and supervised all the crafts to ensure I would be well built and beautiful. Dean really did a great job spending the \$3.5 million it cost to build me. At 17,000 square feet, I am three times bigger than the old me. Now, I can continue to be the fantastic, modern Chapter House for hundreds of current and future Delta Chis. I am really proud to serve, and very thankful to those that made it possible!

Sincerely,  
**Your Chapter House,**  
1705 Hill Street

Financial Report

# Construction Cost Increase Explained

By John Levinson

We finalized the formal construction cost estimate in January 2015 based upon prevailing costs from the fourth quarter of 2014 when construction activity in Ann Arbor was still fairly quiet. The very detailed estimate was \$2,838,136. Most of these items were actually market tested with design drawings when making the final estimate. So, how did we end up at \$3,500,000? Here are the major categories for the increase:

There were many changes and differences along the way – some were unavoidable, the city mandated some, some were bad luck or bad timing. However, when decisions were made for the change items noted above (that were not mandated), we always considered the long-term durability, safety and cost efficiency of the new Chapter House. We can honestly tell you that of the many “experts” that have seen and reviewed our new Chapter House, the resounding comments included – “WOW!,” “Well thought out,” “One of a kind,” “A model for Greek Life housing today,” etc. These are people from our National Fraternity, insurance experts, building officials, construction managers and, most importantly, bankers. Recall they approved our original mortgage loan at \$1,750,000 and now the bank has approved us for our final mortgage of \$2,600,000 – they believe in this project!

- City of Ann Arbor fees and mandated changes \$81K
- Professional engineering fees for construction support 38K
- Adding cost of engineering for site plan approval to project 67K
- Winter construction and schedule delays 80K
- Ann Arbor area construction activity associated escalation 158K
- Estimate omissions and errors 67K
- Design improvements for functionality 69K
- Construction financing interest & ΔX Ed Foundation fees 90K  
\$650K

These costs total roughly the \$700K that is the difference from our original estimate of \$2.8M and where we are finishing at \$3.5M.

However, due to all of the things noted above – we are still short about \$68,000 from what is needed. **Please help us by fulfilling your contributions if you have not already done so and, if you can, help with some additional contributions.**



Dinnertime



Rear Patio



Library

## Alumni Event

## 2016 Reunion: Huge Success



The biggest reunion event started on Friday night when the Alumni Association hosted a pizza party in the chapter's Flex Room. It was attended by almost 100 party-goers, including alumni, guests, twenty-two large pizzas and most of the 22 resident actives. The pizzas did not survive.

The main event began Saturday morning with coffee and doughnuts, room tours, and a Chapter House dedication ceremony and luncheon. More than 100 alumni attended these activities, with over 160 guests in total. Every decade of chapter alumni were represented, including **Arthur Angood '56**, **Richard Bogg '56** and **John Jenkins '57**, the most mature alumni in attendance. Available for perusal in the main-floor library were charts describing the fundraising and construction of the new Chapter House, composite photos dating 1899 through the late 1920s, lists of the officers of the fraternity from 1948 to the

present and displays of the Wedge, Dork and Scholarship awards given over the years to deserving brothers.

As part of the dedication ceremony, **John Levinson '73** recounted the six-year process and the on-going difficulties in making the new house project a success. Alan Lutes, CEO of Alpha Design+Build, the general building contractor, detailed the construction of the new Chapter House, as well as noted the magnitude of this accomplishment on the UofM Campus. **Wyatt Bigley '18**, the current "A", delivered an excellent state-of-the-chapter speech. The group commended the fundraising team, **Howard Gandelot '64**, **David Falconer '62**, **Keith Hellems '62** and **Frank Morrey '64**, for their three-and-a-half years of fundraising effort, without which the house would not exist. Aaron Otto, "AA" of Delta Chi International, described how the Michigan chapter, founded in 1892,

must remain a leader at the forefront of our fraternity.

After the luncheon, people with football tickets made their way to the Big House for the UofM-Wisconsin game. The Wolverines managed a close victory over a very strong, eighth-ranked Wisconsin team. The final score: 14-7. Those who remained at the Chapter House comfortably watched the game in the first-floor Dining Room and basement Media Room, all the while chatting with alums and friends from years past.

Our state-of-the-art Chapter House is a masterpiece for which we can all be proud. The main-floor Living Room and Dining Room proved excellent places to visit with classmates we hadn't seen for years. Both are very quiet and comfortable space for both actives and visiting alumni. And, the actives were actually observed using the main-floor Library for studying!



**INSIDE**

- *I am the new ΔX Chapter House*
- *2016 reunion a success*
- *Honor Roll of donors*

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**Thanks, John!**



All Michigan Delta Chis owe John Levinson a huge thank you for both his years of service to the chapter as the “finance guy” of the Building Corporation that owns the house and his efforts to build a new chapter house. He has worked tirelessly since 2007 to keep the vision of a new chapterhouse with the alumni. John oversaw every aspect of the design work with the Alpha Design+Build team.

During construction, he was onsite multiple days every week helping guide the hundreds of important decisions to make the construction cost and quality effective. We could not have got it done without his leadership. Thank you, John!

**David Falconer Tribute**



ΔX National presented a picture of David Falconer, chapter luminary, for his very generous financial support for the new chapter house, as well as his 3.5 year service as a member of the fundraising team. All the brothers thank you! The picture will hang in the library in recognition of his dedication to the Michigan Chapter.

**Chapter Update**

**The largest Michigan Chapter ΔX has ever seen**

*By Seth Boyer, Chapter B*



We currently have 72 active brothers and 31 associate members. This is the largest the Michigan chapter of Delta Chi has ever been, and we are thrilled to have reached triple-digit membership. All members are more than pleased with the new Chapter House, especially those of us who were around for the original house at 1705 Hill St. We would like to thank our alumni for putting in the work to achieve something that did not seem realistic for many years. This is truly a tremendous accomplishment on their part and we are extremely grateful.

In addition to these remarkable achievements, the chapter won awards at the 2016 Region VI RLC for highest grade point average and most money donated to the Jimmy V Foundation. We also recently locked down January 29, 2017 as the date for our second annual Marco Madness, a philanthropy event in honor of our sophomore brother Marco Gutierrez.