



*Honoring Our Brotherhood,
Investing in Our Future*



PHI GAMMA CHAPTER OF ALPHA EPSILON PI
UNIVERSITY OF FLORIDA

HONORING OUR BROTHERHOOD

The Phi Gamma Chapter of Alpha Epsilon Pi has a storied tradition dating back to 1951. From our founding to the present our proud history speaks for itself through high academic achievement and leadership within the University of Florida. With more than 2,300 Brothers, our fraternity has influenced the lives of many men, cultivating lasting friendships in the process. Many of our best college memories trace back to our AEPi experience.

While many of our alumni have gone on to successful and distinguished careers in business, law, engineering, medicine, and countless other endeavors, the common bond of our Brotherhood remains. Most of us can attribute our success to one place: our Phi Gamma home.



Through AEPi we not only learned the importance of friendship, knowledge, service, morality, and excellence, but we acquired valuable assets such as leadership skills, organizational skills, social skills, teamwork and character. These traits have been integral to our personal success and helped make us the men we are today. Our chapter house is clearly the focus of undergraduate life in Gainesville. It has been a home away from home for hundreds of young men and a classroom where our Brothers have learned teamwork, community, and a deeper appreciation for our heritage. However, for AEPi to continue its strong presence at UF, we must ensure that we provide a safe, modern, and competitive facility. Now is the appropriate time to secure our future.

INVESTING IN OUR FUTURE

The University of Florida currently has the largest population of Jewish students in the United States (according to Hillel College Guide 2020) and Alpha Epsilon Pi is the largest Jewish fraternity in the United States, so in addition to what the house means to its alumni, the Phi Gamma chapter house represents a very important place for the active chapter and the thousands of students that will pass through its doors in the years to come.

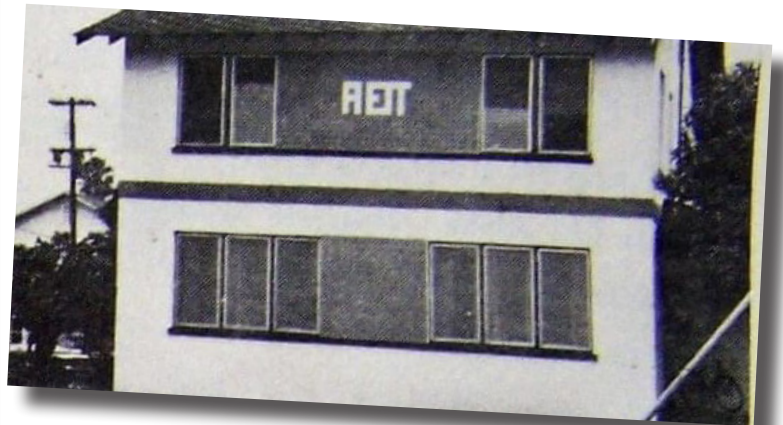
As alumni, we have been entrusted with perpetuating this tradition of excellence for the next generation. If we wish for Alpha Epsilon Pi to continue its strong presence at UF, we must ensure that we are providing a safe, modern and competitive home that fosters the memories we all cherished during our days at Phi Gamma. Now is the appropriate time to build on our tradition of excellence and prepare for the future of AEPi.



OUR OPPORTUNITIES AND CHALLENGES

The existing Phi Gamma chapter house at the University of Florida was unveiled in mid 2009 with 42 beds, shared bathrooms and a limited amount of common spaces. It was a great addition to Fraternity Row at UF and has allowed the active chapter to thrive.

However, due to limited funds at the time, the newly built house did not have a formal dining room or kitchen area to accommodate the size of the active chapter (150+ brothers), a proper chapter room for chapter meetings, socials, or ceremonies.



COLLEGIATE ACCOMPLISHMENTS

- **60 New Members** recruited in 2020.
- **40 Brothers** living in the house.
- **6 Brothers** with Florida Blue Key Membership in 2020.
- **4 Brothers** serving in the Student Senate, including the Majority Party Leader and Judiciary Committee Chairman.
- Brothers serving as ACCENT Chairman, Director of Sponsorship for Gator Growl, Gators for Israel President, and Jewish Student Union President.
- **Top all-mens GPA on campus.**

OUR PLANS

In mid 2020, an evaluation of the chapter house led by a group of Phi Gamma alumni was conducted in concert with the national fraternity, architects and engineers to assess the needs of the active chapter and how funds can best be used to achieve the greatest impact for the least amount of money. The conclusion was to separate the project into two phases, the first of which would address the rear (south side) of the house adding a dining room and chapter room, repurposing/activating existing underutilized interior spaces attached to the south and west sides of the house and the second phase would address the front (north side) of the house and the activation of other existing underutilized interior spaces attaching to that portion of the house.

PROJECT COST & HIGHLIGHTS

\$2,600,000 for Renovations and Addition

HIGHLIGHTS OF HOUSE EXPANSION

New Dining Room and Multi-Purpose Social Space

New Chapter Room and Lounge Space

New Covered Porch and Outdoor Study Areas

Upgraded, Modern Kitchen and Storage

PROJECT DETAILS

This project includes the addition of a dining room and chapter room together with an outdoor porch which transitions to a welcoming use of the outdoor (finished) areas to the rear or south and west sides of the house and the creation of a courtyard with multiple access points.

This includes the transformation of lesser utilized existing ground floor open space into an alumni/executive board meeting room and the expansion of the kitchen to accommodate the increased dining capacity.

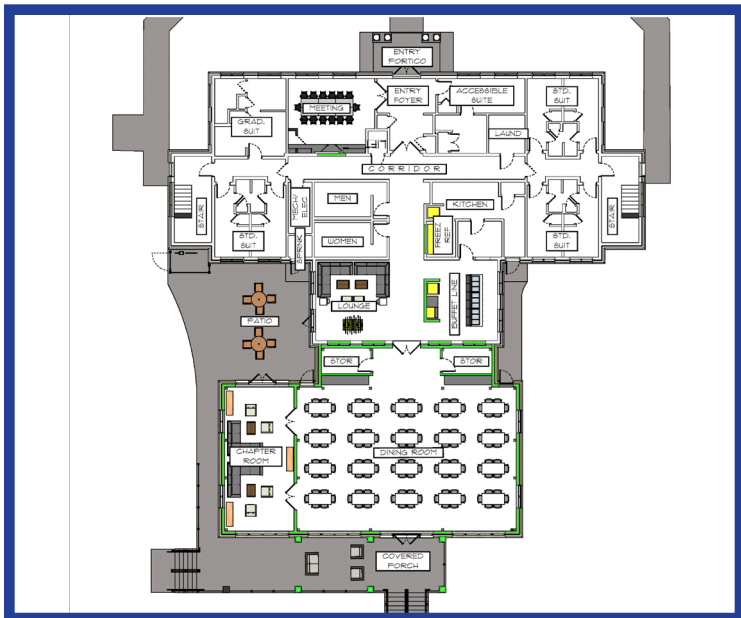
The new chapter room will attach to the new dining room to provide ample gathering spaces and the versatility to accommodate chapter meetings, ceremonies and social functions.

Furthermore, the new chapter room will open to an outdoor courtyard taking advantage of currently unused outdoor spaces.

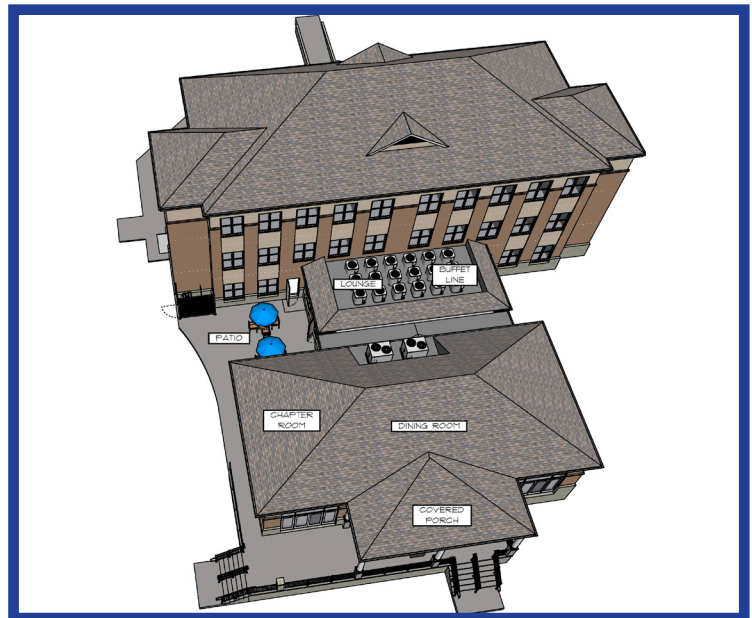


REAR VIEW

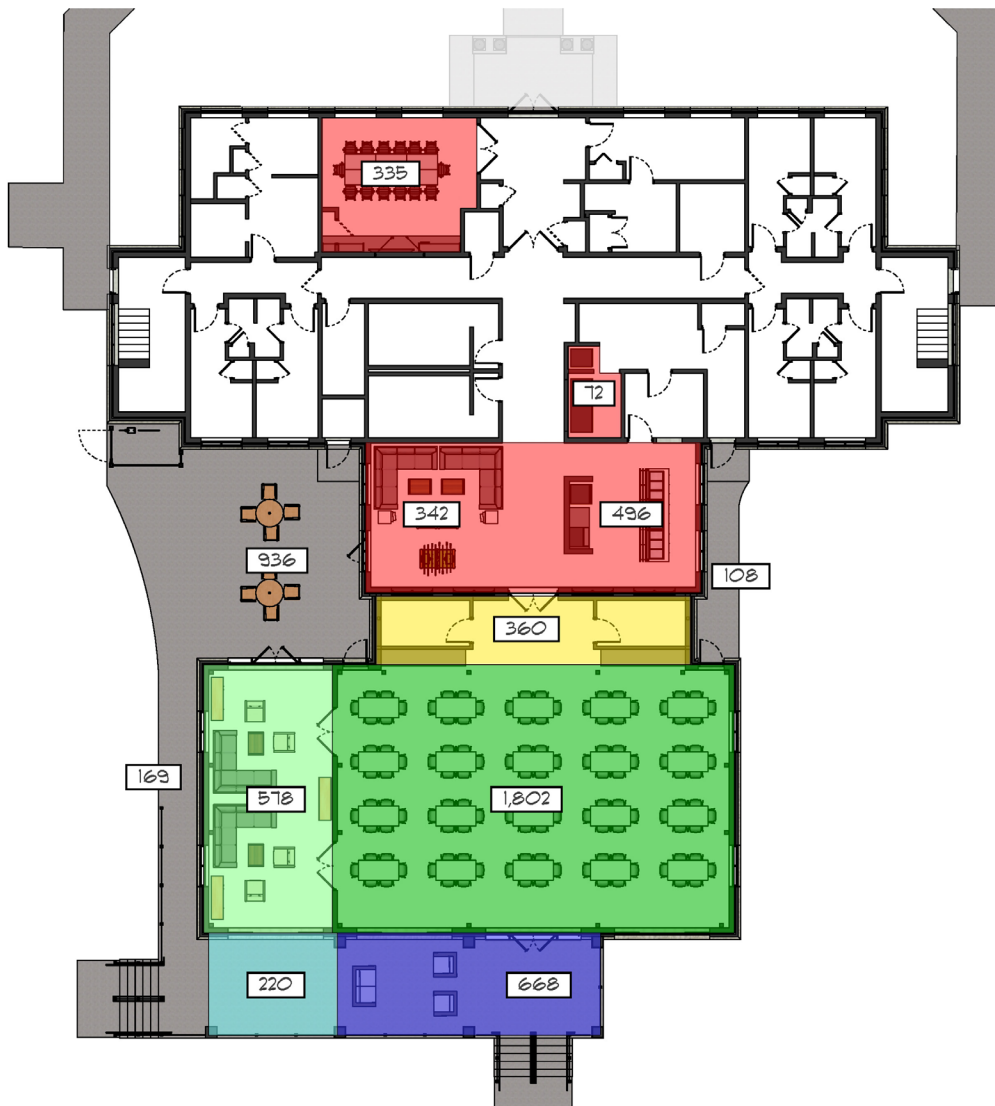
REAR VIEW



FLOOR PLAN

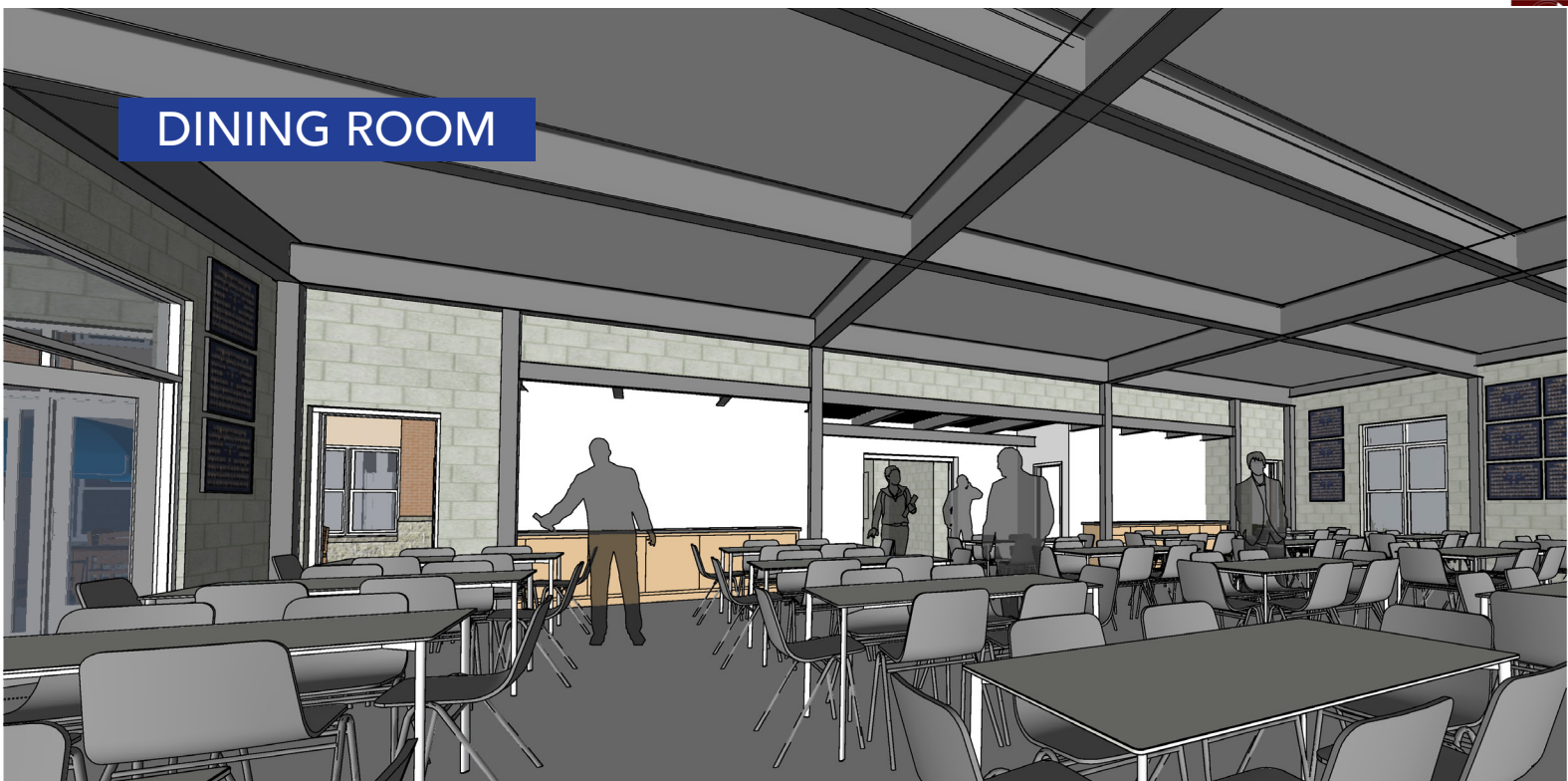


SITE PLAN



AREA COLOR	AREA NAME	SF
	NEW PORCH ADDITION A	448
	NEW PORCH ADDITION B	220
	NEW DINING	1,802
	CHAPTER ROOM	578
	STORAGE	360
	RENOVATED	1,245
	NEW FLATWORK (EXCL. BB COURT)	1,213
TOTAL		5,866

DINING ROOM



HELP ENSURE PHI GAMMA'S FUTURE

We urge your thoughtful consideration of this project. You are the only one who can place a value on your AEPi experience -- on the lifelong friendships you made, on the values and principles that we instilled in you, and on the many ways AEPi enhanced your college years.

GIFT STRUCTURE

Because of the magnitude of our objectives, we are urging all alumni to consider significant gifts to the campaign. In order for each alumnus to maximize his participation, *gifts can be structured over a five-year pledge period*. However, early gifts to the campaign are preferable to help with accelerating commencement of construction. Gifts in honor or in memory of other AEPis, as well as family and pledge class gifts, are welcome. Recognition in such cases will be given to both the donor and honoree.

DONOR RECOGNITION

Each of us, simply by our presence, has contributed to the history of Phi Gamma Chapter. How appropriate then that each of our names be entered into its halls. Each donor who contributes \$2,500 or more will be recognized on a prominent donor wall. All donors will be recognized in campaign publication updates, unless otherwise requested.

GIVING LEVELS

Legacy Society
\$200,000 and above

Founder Society
\$100,000 to \$199,000

Esponda Society
\$50,000 to \$99,999

Gold & Blue Society
\$25,000 to \$49,999

Chai Society
\$18,000 to \$24,999

Cofa Society
\$10,000 to \$17,999

Lion Society
\$5,000 to \$9,999

Orange & Blue Society
\$2,500 to \$4,999

Phi Gamma Society
\$1,000 to \$2,499

MANY BROTHERS, ONE BROTHERHOOD



This stage of our project requires assistance from a highly selective group of alumni -- like you. We are working to identify Brothers who have both the ability and interest to provide major assistance to the project. Remember that each of us benefited from the generosity, work, and sacrifice of those who went before us. We each enjoyed all that Phi Gamma Chapter provided during our years at UF. Now it is our turn to support the chapter and ensure that the same, wonderful experience is available to others.



Knowing that the success of this project will have a direct impact on the future of Phi Gamma Chapter, the Alpha Epsilon Pi Foundation is partnering with us as our vehicle of giving in this campaign. That means that all financial contributions to this capital campaign are 100% tax deductible to a donor's personal extent. We are grateful to have the Foundation's support, which will allow our Brothers to give more generously through a 501c3 charity.

PHI GAMMA CHAPTER

The Campaign to Expand and Complete 14 Fraternity Row

Honoring Our Past. Securing Our Future.

Dedication Opportunities

ΦΓ House Endowment	\$1,000,000
Social Hall	\$250,000
Dining Room	\$200,000
Chapter Room	\$150,000
Phi Gamma Cafe	\$100,000
Library	\$100,000
Basketball Court	\$75,000
1st Floor Lounge	\$75,000
2nd Floor Study Room	\$75,000
Entry Foyer (Main Floor)	\$50,000
Donor Wall Recognition	\$50,000
Patio Courtyard	\$50,000
Study Room	\$50,000
Laundry Room	\$50,000
Kitchen	\$50,000
3rd Floor Study Rooms (2)	\$50,000 each
Covered Rear Porch	\$50,000
2nd Floor Corridor	\$50,000
3rd Floor Corridor	\$50,000

Storage Room	\$36,000
President's Suite	\$36,000
Accessibility Suite	\$25,000
Elevator	\$25,000
Resident Assistant's Suite	\$25,000
East Entrance	\$35,000
West Entrance	\$35,000
Buffet Area	\$50,000
Chapter Room Furnishings	\$25,000
Dining Room Furnishings	\$25,000
Outdoor Patio Furnishings	\$25,000
1st Floor Furnishings	\$25,000
3rd Floor Furnishings	\$25,000
Library Furnishings	\$25,000
1st Floor Bedrooms (6)	\$18,000 each
2nd Floor Bedrooms (18)	\$15,000 each
3rd Floor Bedrooms (16)	\$15,000 each
Mezuzahs	\$5,000 each
Bricks	\$1,500 each

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Frequently Asked Questions

What is the current status of the Phi Gamma Chapter at the University of Florida?

Phi Gamma Chapter is stronger than ever! Despite the COVID-19 pandemic, the chapter maintains an active membership roster of 130+ Brothers, and all 42 bedrooms are fully occupied. Chapter members continue to hold influential leadership roles in Blue Key, ACCENT, SGA, JSU, Gator Growl, and many other organizations.

If we expand the Chapter House, how do we know that undergraduate Brothers will be able to continue to occupy it?

Unlike most of the other fraternities at UF, Alpha Epsilon Pi proudly owns both the house and the land. The construction expansion plans, as designed, do not disrupt the residential portion of the facilities. In recent years, the chapter is also receiving enhanced supervision and support from Fraternity headquarters staff and newly installed Phi Gamma Alumni Advisory Board in order to ensure that there are no activities resulting in any negative consequences for the Chapter.

Why does Phi Gamma Chapter need this campaign?

The Phi Gamma Chapter House as it currently stands is both in serious need of expansion and is inadequate in meeting the needs of the Brothers who live and wish to live at the House.

What is the goal of the Campaign?

The goal of the Campaign is to raise at least \$2.6 million to expand and complete 14 Fraternity Row.

How can I contribute to the Campaign?

Numerous naming and dedication opportunities exist, and we have established appropriate honor categories to recognize Brothers who generously support this campaign. Donors may support the Campaign in many tangible ways, especially through current gifts of cash and appreciated securities. Gifts by check, DAFs, charitable IRA distributions, monthly installments by ACH / credit card, and employer matching contributions are all acceptable.

How do gifts to the Phi Gamma Housing Campaign fit with my previous gifts to AEPi?

New commitments will be combined with previous Phi Gamma campaign gifts for donor recognition displayed at the Phi Gamma chapter house. Your Campaign gifts will also be included and recognized as part of your lifetime alumni giving history with the Alpha Epsilon Pi Foundation.

How long do I have to pay for my pledge to the Campaign?

Campaign gifts can be paid in one lump-sum and pledges of \$5,000 or more may be paid over as many as five years.

Is my contribution tax deductible?

100% of every contribution to the Phi Gamma Housing Campaign Fund at The Alpha Epsilon Pi Foundation, a registered 501c3, is tax deductible. Please consult your tax professional to determine your best tax-advantaged vehicle of giving.

Who are the current members of the Phi Gamma Alumni Champions Committee?

Bernie Werner, Roger Terrone, Bruce Singer, Nathan Slaff, Stu Levitan, Adam Cohen.
Honorary Co-Chairs are Charles Stuzin, Steve Zack, Gerald Richman, and Bob Diener.

How do I get involved?

We welcome all who would like to get involved in the Campaign as contributors and as volunteers. Please contact Campaign Co-Chairs, Roger Terrone ('79) at terrone@bellsouth.net or David Seifer ('94) at dseifer@bilzin.com



Alpha Epsilon Pi - Phi Gamma

GIFT RANGE CHART				
Number of Donors		Gift Size	Per year	Range Total
Leadership	2	\$250,000	\$50,000	\$500,000
	1	\$150,000	\$30,000	\$150,000
	4	\$100,000	\$20,000	\$400,000
	2	\$75,000	\$15,000	\$150,000
	4	\$50,000	\$10,000	\$200,000
8		\$36,000	\$7,200	\$288,000
10		\$25,000	\$5,000	\$250,000
15		\$18,000	\$3,600	\$270,000
22		\$10,000	\$2,000	\$220,000
46		\$5,000	\$1,000	\$230,000
95		\$3,600	\$720	\$342,000
Total Gifts 209		ΑΕΠ	Phi Gamma Chapter	Cumulative Total \$3,000,000

Phi Gamma Chapter Statistics

Goal	\$3,000,000
Living Alumni	1996
Lost Alumni	845

Alumni Participation	10%
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As part of a Phi Gamma capital campaign, pledges spread over a 5-year period would go through the Alpha Epsilon Pi Foundation making them 100% tax-deductible to the donor's personal extent. Stock gifts and company charitable gift matching may also be ways to increase your support for Phi Gamma Chapter and Alpha Epsilon Pi.

WHY I AM A SUPPORTER



Charles Stuzin
Class of 1964

"AEPi provided me a home at an important time in my life. I am proud of what AEPi continues to stand for in developing young men who are prepared to lead our community today and for years to come."

"When I started college I had no idea what I wanted to do, but AEPi, and the leadership opportunities I was given, gave me an understanding of what I wanted my future to look like. AEPi is where it all started for me, and I owe AEPi a tremendous debt of gratitude."



Steve Zack
Class of 1969



Robert Diener
Class of 1979

"When I joined AEPi, all of the Brothers were very warm and engaging. Our entire brotherhood ultimately became my social fabric on campus. Being in AEPi truly made my college experience. "

"Our ongoing housing campaign will complete the Phi Gamma Campus, with a new social hall that includes dining and chapter meeting facilities, an expanded food service facility, and a refurbished housing wing and entrance facade. Join us, as together we make this Campaign our legacy to our brotherhood for the next 75 years!"



Roger Terrone
Class of 1979



Bernie Werner
Class of 1978

"The housing campaign will facilitate a better fraternity experience for the active chapter. It gives the fraternity alumni a way to "pay it forward" to show their gratitude to the place that helped shape and prepare them for the challenges and opportunities post college."

AETI

UNIVERSITY OF FLORIDA



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