

January 30th, 2023

Chi Psi Educational Trust
Attn: TDS Grant Committee
45 Rutledge Street
Nashville, TN 37210

Re: 2023 TDS Grant Application

To whom it may concern:

In 2018, Berkeley Holdings, LLC launched a capital campaign for the purpose of securing funding to make necessary capital improvements to the Alpha Delta Delta Lodge located at 2311 Piedmont Ave, Berkeley, CA 94704. As of the date of this application the campaign has secured commitments in an amount just exceeding \$750,000 (seven hundred and fifty-thousand dollars). Additionally, as of the date of this application approximately \$550,000 (five hundred and fifty thousand dollars) in funds have been collected with an additional \$200,000 (two hundred thousand dollars) of pledges outstanding.

After COVID related planning delays, Berkeley Holdings is ready to break ground on Phase One of the project this Summer 2023 and is requesting a TDS Grant to support the funds already invested by the Alpha.



Phase One is primarily focused on the exterior of the building and includes but is not limited to, roof replacement, replacement of all exterior doors and windows, and repair/restoration of the façade.

PHASE ONE CONSTRUCTION ESTIMATE

\$ 75,000.00	Sport Court Construction completed Summer 2022
\$ 83,508.64	Architectural Fees (Incurred as of Application)
\$ 789,933.00	General Contractor Preliminary Estimate
\$ 78,993.30	Construction Contingency Budget
\$ 1,027,434.94	Total Phase One Estimated Construction Cost
\$ 328,779.18	32% Allocation of Building Construction Costs to Educational Areas

Berkeley Holdings is requesting an educational grant in the amount of \$328,000 (three hundred and twenty-eight thousand dollars) which represents approximately 32% of the Phase One Construction Costs and is the Percentage supported by the Educational Area Study issued February 11th, 2022 (attached).

We kindly request your expedited consideration of this grant application.

YITB,

Zach Patel, Delta Delta '20
President, Berkeley Holdings, LLC

James Van Dyke, Epsilon '01
Chairman, Spencer Properties