



THE HOME OF OUR AFFECTION

Alpha Xi Lodge Campaign

Alpha Xi of Chi Psi – Stevens Institute of Technology

January 31, 2025

Chi Psi Educational Trust, TDS Grant Committee
45 Rutledge Street
Nashville, Tennessee 37219

Dear Brothers,

On behalf of the Alpha Xi Alumni Association (“AXAA”), we submit this letter as a proposal for a grant from the T. Denny Sanford fund of the Chi Psi Educational Trust (the “Trust”).

Last year, we requested and were approved for a TDS grant of \$150,000 to be used towards expenditures on our Lodge Renovation Project pending the completion of our educational study. At that point in time (January 2024), our intention was to execute an asbestos abatement project and do some exploratory analysis early in the Summer of 2024. Significant renovations such as electrical systems and AC were to be tackled in the remainder of the Summer of 2024 while other larger items would be done in the Summer of 2025.

We were successful in completing the asbestos abatement project in June 2024. However, exploratory work on the electrical system revealed a more extensive demolition was needed and a change in our architect’s AC/Heating system approach delayed our design. In addition, our architect advised that a longer continuous period of an unoccupied Lodge was required to achieve our objectives. Fortunately, such a period was presented when a Stevens owned fraternity building was vacated. Working with Stevens, we were able to arrange for our undergraduates to occupy this building, directly across the street from our Lodge, for the Spring 2025 semester. After a competitive bidding process in the Fall of 2024, we awarded the renovation contract to Nastasi Builders LLC., the construction arm of our architect, and began preparing for interior demolition in mid-December. Significant work has occurred in January and the project remains on a tight schedule for an August reoccupation by our undergraduates.

As of early January 2025, the campaign has secured \$1,317,000 in written commitments with additional verbal commitments. Our newsletter which mails this week has more details on the

campaign and its contributors. Our overall project budget is approximately \$2.0 million (excluding our campaign costs) covering the renovation budget of \$1.823 million plus another \$120k for furnishings and kitchen equipment.

While, we have not made a request to draw on last year’s \$150k grant yet, we anticipate doing so in coming months.

A breakdown of project expenditures to date and projected/contracted are as follows:

Project expenditures as of December 31st, 2024:

Pre-Campaign Feasibility Study Contract Fees	\$ 20,447
Campaign Quiet Period Contract Fees	\$ 143,580
Campaign Fulfillment Contract Expense	\$ 9,050
Campaign Direct Mail Contract	\$ 16,246
Architectural Fees	\$ 60,398
Asbestos Removal Project	\$ 34,239
Sub Total	\$ 283,960

Additional project expenditures in January 2025

Project Requisition 1	\$ 79,278
Project Requisition 2	\$ 47,053
Project Requisition 3	\$ 188,199
Sub-Total	\$ 314,530
Total Expenditures to Date	\$ 598,490

Additional anticipated project expenditures through August 2025:

Renovation Project	\$1,508,470
Furniture (estimated)	\$ 120,000
Remaining Expenditures	\$1,628,470

This year, the Alpha Xi Alumni Association is requesting an additional TDS grant of \$30,000 for reimbursement for two purposes; 1) \$15,000 to install internet access, both Wi-Fi and ethernet connects to desks in the Lodge and 2) \$15,000 to purchase educational furniture in the bedrooms. Some additional detail on these two items is as follows:

- Lodge Internet- Historically, our Lodge benefitted from internet wiring and equipment provided by Stevens about 10 years ago (or more). However, Stevens informed us that they are no longer updating wiring and equipment in buildings that are not owned by Stevens such as our Lodge. The wiring and equipment are a generation (or two) old in technology and were installed using flush mounted molding on walls and ceilings. This

older wiring and equipment were removed and discarded during our January demolition which brought the bedrooms walls down to respective studs. Our contractor has proposed to rewire the Lodge using CAT6 cable and install the latest standard for internet switches for Wi-Fi access points. This installation will last our technology intensive brothers for at least the next generation. The proposed cost of this installation is \$23k (see attached quote from sub-contractor). We have evaluated this proposal and believe we can achieve our Lodge internet objectives with about 1/3 less connections than proposed at a cost of approximately \$15k.

- Educational Furniture: We retained some furnishings for reuse in storage and may acquire some gently used furniture via donations by friends and family. We anticipate that approximately 15 of the 21 minimum occupancy spots in the Lodge will require new sturdy wood desks, chairs, and bookshelves. We are budgeting approximately \$1,000 per spot for this combination so are planning on \$15k in new educational furniture.

Finally, we want to mention that we are very close to finalizing the educational study by Fraternal Law Partners. Last year, we submitted items requested by FLP for the study. Revisions in the Fall to our project budget and room layouts stalled the study's completion. We expect to conclude this study before the end of this month.

Thank you again for your continued support of our Alpha. We respectfully request your consideration of this application for a \$30,000 grant.

YITB

Michael Kosusko, Xi '77
President, Alpha Xi Alumni Association and Campaign Co-Chair

Michael F. O'Neill, Xi '87
Treasurer, Alpha Xi Alumni Association and Campaign Co-Chair

Trust Grant Application (TDS Fund) : Entry # 9710

Requesting Entity Legal Name (must be an Alumni Corporation, if the Alpha has one)

Alpha Xi Alumni Association

EIN #

22-1714007

Street Address

P.O. Box 1792

City, State, ZIP

Hoboken, NJ 07030

Entity Website

<https://alphaxialumni.org>

Name of Alumnus Representing Requesting Entity

Michael F. O'Neill

Alpha & Alpha Year

Xi'87

Title

Treasurer

Email Address

treasurer@alphaxialumni.org

Cell Phone

908-251-1563

Please provide a detailed summary of the proposed project/educational benefit to the Chi Psi Lodge:

- [AlphaXi_TDSgrantrequest_2025.docx](#)

Is this request using an educational percentage study of the Lodge?

- No

Is the study up to date?

- No

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Is the study on file at the Central Office?

- No

Please provide studies not on file with the Central Office and documentation to support the request. Documentation must include detail about how the percentage is to be used, such as a portion of a building project or annual operating expenses.

- [AlphaXi_TDSgrantrequest_20251.docx](#)

Is the request clearly educational?

- Yes

If yes to the above, please provide supporting documentation, such as receipts or estimates.

- [Ethernet-full-proposal-1-16-25-1.doc](#)
- [EthernetProposalfromNastasi.pdf](#)

Federal Classification of Requesting Entity

501(c)(7)

Consent



I confirm that the requesting entity is in good standing with its state of incorporation and the IRS.

Consent



I state that I am authorized to request grant funds on behalf of the above referenced entity.

Consent



I have reviewed The Trust's Policies and Procedures and confirm to the best of my knowledge, the foregoing statements and accompanying documents are true, correct, and complete.

Is this request an emergency and does the requesting entity wish to submit this application outside of the regular schedule for TDS Fund Grant consideration?

- No

Type Name

Michael F. O'Neill

Date

Trust Grant Application (TDS Fund) : Entry # 9710

02/01/2025

ADVANCED ALARM SYSTEMS, INC.

NJ FIRE ALARM BUSINESS PERMIT No. P00395
NJ BURGLAR ALARM LICENSE No. 34BX000014

6 KINGSBRIDGE ROAD, SUITE 7
FAIRFIELD, NJ 07004-2133
(973) 403-7777 ♦ FAX (973) 228-8542
mail@njadvancedalarm.com

PROPOSAL

CUSTOMER:	NASTASI BUILDERS, LLC – THE LODGE PROJECT
ADDRESS:	804 CASTLE POINT TERRACE, HOBOKEN, NJ 07030
DATE:	JANUARY 14, 2025
SYSTEM:	DATA & NETWORK EQUIPMENT

FURNISH & INSTALL

3RD FLOOR:

1 AVARRO 6 UNIT WALL MOUNT RACK ENCLOSURE	\$ 475.00
17 SINGLE DATA DROPS @ \$195.00	3,315.00
- CAT6 CABLE	
- FINISH PLATES	
- TERMINATION JACKS	
- LABOR	
1 LUXUL XAP-1610 AC3100 ACCESS POINT	725.00
- HIGH PERFORMANCE DATA TRANSFER	
- 2.4 AND 5 GHz BEAMFORMING	
- MIMO TECHNOLOGY	
1 LUXUL FRONT FACING POE+ SWITCH	1,675.00
- 26 PORT/24 PORT POE CAPABLE	
- MANAGED NETWORK SWITCH	
- 370 WATT POWER BUDGET	

2ND FLOOR:

1 AVARRO 6 UNIT WALL MOUNT RACK ENCLOSURE	\$ 475.00
14 SINGLE DATA DROPS @ \$195.00	2,730.00
- CAT6 CABLE	
- FINISH PLATES	
- TERMINATION JACKS	
- LABOR	
1 LUXUL XAP-1610 AC3100 ACCESS POINT	725.00
- HIGH PERFORMANCE DATA TRANSFER	
- 2.4 AND 5 GHz BEAMFORMING	
- MIMO TECHNOLOGY	
1 LUXUL FRONT FACING POE+ SWITCH	1,675.00
- 26 PORT/24 PORT POE CAPABLE	
- MANAGED NETWORK SWITCH	
- 370 WATT POWER BUDGET	

1ST FLOOR:

6 SINGLE DATA DROPS @ \$195.00	\$ 1,170.00
- CAT6 CABLE	
- FINISH PLATES	
- TERMINATION JACKS	
- LABOR	
1 LUXUL XAP-1610 AC3100 ACCESS POINT	725.00
- HIGH PERFORMANCE DATA TRANSFER	
- 2.4 AND 5 GHz BEAMFORMING	
- MIMO TECHNOLOGY	

CONTINUED ON NEXT PAGE

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(973) 403-7777 ♦ FAX (973) 228-8542
mail@njadvancedalarm.com

CONTINUED FROM LAST PAGE

BASEMENT:

1 AVARRO 12 UNIT WALL MOUNT RACK ENCLOSURE	\$ 775.00
8 SINGLE DATA DROPS @ \$195.00	1,560.00
- CAT6 CABLE	
- FINISH PLATES	
- TERMINATION JACKS	
- LABOR	
1 LUXUL XAP-1610 AC3100 ACCESS POINT	725.00
- HIGH PERFORMANCE DATA TRANSFER	
- 2.4 AND 5 GHz BEAMFORMING	
- MIMO TECHNOLOGY	
1 LUXUL FRONT FACING POE+ SWITCH	1,675.00
- 26 PORT/24 PORT POE CAPABLE	
- MANAGED NETWORK SWITCH	
- 370 WATT POWER BUDGET	
1 LUXUL XWC-2000 WIRELESS AP CONTROLLER	565.00
- LUXUL ROAM ASSIST TECHNOLOGY	
- CENTRAL CONTROL AND CONFIGURATION OF ACCESS POINTS	
- SUPPORTS UP TO 32 ACCESS POINTS	
- SECURE GUEST NETWORKING	
1 LUXUL ABR-5000 ROUTER	775.00
- HIGH PERFORMANCE CONNECTIVITY	
- DUAL-WAN FAILOVER AND LOAD BALANCING	
- SUPPORTS VPN AND VLAN	

TOTAL (plus NJ sales tax) \$19,765.00

PROPOSAL AUTHORIZED BY:

Lee J. Globerson

(FOR) ADVANCED ALARM SYSTEMS, INC.

PROPOSAL ACCEPTED BY:

(FOR) NASTASI BUILDERS, LLC

1/14/2025
DATE: _____

DATE: _____

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TERMS & CONDITIONS

1. Advanced Alarm Systems ("ADVANCED") agrees to furnish all required materials and labor to complete the work in a professional manner consistent with standard alarm industry practices. By accepting this proposal, CUSTOMER agrees to pay the total amount within 14 days following satisfactory operation of the system. Ownership of the security system shall transfer from ADVANCED to the CUSTOMER upon receipt of full payment by ADVANCED. Any changes in the proposed specifications involving extra cost will be executed only upon written orders and at extra charge.

2. If CUSTOMER fails to make timely payments of all monies owed under this proposal, CUSTOMER shall bear all reasonable legal, collection and court costs incurred in the collection of such monies.

3. ADVANCED agrees to provide a written Limited Warranty against defects in materials and workmanship for one year from the system completion date.

4. ADVANCED agrees to use its best judgment and efforts to avoid damage to previously installed insulation, plumbing and electrical wiring hidden within the enclosed walls, floors and ceilings of the structure. However, the CUSTOMER understands the risks attendant to drilling into and fishing wires through such enclosed spaces, and agrees to hold ADVANCED harmless should such damage occur as a result of any wire installation work.

5. ADVANCED reserves the right to substitute materials of equal or greater value than those specified in this proposal, based on the availability of such materials, or in order to optimize the performance of the system.

6. ADVANCED and CUSTOMER agree to reasonable accommodation in the event of strikes, accidents or delays beyond reasonable control.

7. ADVANCED agrees to provide the CUSTOMER with a reasonable amount of on-site instruction, and to be reasonably available by phone to assist the CUSTOMER in the proper use of the security system.

8. CUSTOMER shall be responsible for the payment of all required municipal permit and inspection fees.

LIMITED WARRANTY

Advanced Alarm Systems, Inc. ("ADVANCED") warrants its security systems to be free from defects in materials and workmanship under normal use and service for one year from the system completion date. ADVANCED's obligation shall be limited to repairing or replacing, at its option, free of charge for materials or labor, within a reasonable interval following notification, any component or wiring installed by ADVANCED or its agents which proves defective in materials or workmanship under normal use and service. ADVANCED shall have no obligation under this limited warranty if the security system is altered or improperly repaired or serviced by anyone other than ADVANCED. For warranty service, call or write Advanced Alarm Systems, Inc., 6 Kingsbridge Rd, Fairfield, NJ 07004. Telephone: (973) 403-7777.

There are no warranties, expressed or implied, of merchantability, or fitness for a particular purpose or otherwise, which extend beyond the description on the face hereof. Although ADVANCED takes all reasonable precautions to ensure that its security systems function in accordance with its design, in no case shall ADVANCED be liable to anyone for any consequential or incidental damages as a result of its security systems failing to perform in accordance with that design, even if the loss or damage is caused by ADVANCED's own negligence or fault.

ADVANCED does not represent that its security systems may not be compromised or circumvented; that the security system will prevent any personal injury or property loss by burglary, fire or otherwise; or that the security system will in all cases provide adequate warning or protection. The CUSTOMER understands that a properly installed and maintained security may only reduce the risk of burglary, robbery or fire without warning, but it is not insurance or guarantee that such will not occur or that there will be no personal injury or personal loss as a result. Consequently, ADVANCED shall have no liability for any personal injury, property damage or other loss based on a claim the security system failed to give warning. However, if ADVANCED is held liable, whether directly or indirectly, for any loss or damage arising under this Limited Warranty or otherwise, regardless of cause or origin, ADVANCED's maximum liability shall not in any case exceed the purchase price of the security system, which shall be fixed as liquidated damages and not as a penalty, and shall be the complete and exclusive remedy against ADVANCED.

ADVANCED reserves the right to transfer responsibility for this Limited Warranty to its successors or assigns.
(NASTASI – THE LODGE – 1/14/25)

Price Information

Items	Unit Price	Quantity	Unit	Price
▼ Install new ethernet system 450 - Electric / Low voltage Description install new ethernet system: multiple outlets in all bedrooms, outlets in common areas on first floor & basement, switching equipment will be provided, WiFi repeaters on all floors, Cat 6 wiring used throughout, concealed in drop ceilings & framing	\$19,765.00	1.0000	--	\$19,765.00
▶ construction management Management Fee	\$19,765.00	0.2000	--	\$3,953.00
Totals				\$23,718.00