



## Man-Up Project Completed

By Ken Wagner '55



Ken Wagner

“Man-Up” is the name given to the ultimate task of returning a former sorority house to its fraternal roots as the new chapter house for Acacia Fraternity at the University of Illinois. The house, built in 1929 for Theta Upsilon Omega Fraternity, became a sorority in 1946.

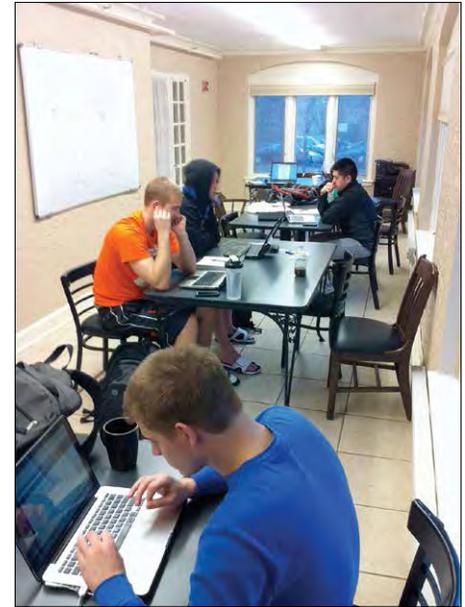
Planning began in January 2012, soon after the Corporation Board (the “Board”) signed a contract to purchase 302 E. Armory. Plans were completed by April 3, when Acacia took possession of the property. Contractors were invited to review the plans, inspect the property and submit bids for the work. A contractor was selected and the work began immediately. A budget of \$200,000 was established by the Corporation Board for the project. It was completed under budget for a total cost of \$184,953.40.

A review of current study habits and behavior indicated a change from what many of us experienced a few years ago as students. The electronic age with internet access, rapid communication and information systems has transformed how, when and where students study. While some study in their rooms, many prefer to study in separate designated study areas or off-site. They use their rooms only for sleeping, relaxing and watching television. A house with small two-man study rooms and separate dormitory sleeping accommodations is no longer popular or desired. A variety of room sizes is preferred; single, double, triple and even quad. The new Acacia house has 15 single rooms, 18 double rooms and 3 triple rooms.

Three rooms in the house have been designated “study rooms.” The largest and most popular is the former sun room on the first floor. “Man-Up” added heat and light to the previously unheated and underutilized space. Students can access the internet in this room or anywhere in the house via the Wi-Fi system installed under this project.

Considerable redecorating was accomplished throughout the house to restore the fraternal ambiance that existed before its use as a sorority. The heavy timber beam ceilings in the living room and entry foyer were refinished to regain the heft and feel of a timber lodge. Floral carpeting was replaced with new vinyl plank wood flooring. Plank flooring was also used in the east wing corridors and student rooms to cover old asphalt tile floors. Paint colors and light fixtures were selected to complement the restoration.

Little change was necessary in the kitchen and dining room on the lower level - only a fresh coat of paint. The kitchen facilities and equipment are relatively new and well laid out. Tables and chairs previ-



The former sun room on the first floor was converted to a large study room. Heat and electricity were added to the space to make studying comfortable for the brothers.

### Editor’s Note: A Salute to Ken Wagner!

There are many individuals serving on Acacia’s Board of Directors who were instrumental and essential in the corporation finding, purchasing and occupying a chapter house after almost eight years of search and preparation. The purchase would not have succeeded without their collective input. **Dan Bayston ’80, Mike Duncan ’74, Art Mertes ’85, Drew Millard ’98, Adam Powers ’98, Mel Rapp ’49, Michael Conniff ’93, David Thies ’73 and Ken Wagner ’55** are prominent among that group of dedicated alumni. You will see just a portion of the results of their efforts in this issue of *The Hello*.

### “Man-Up” Project Costs:

Masonry & Steel .....	\$12,550.00
Drywall .....	7,027.65
Carpentry .....	12,120.30
Painting & Decorating .....	24,251.00
Flooring .....	50,158.00
Doors & Misc. Hardware .....	6,212.60
Ceramic Tile .....	2,900.00
Kitchen Equipment .....	4,729.72
HVAC .....	4,902.00
Plumbing .....	3,574.37
Electrical .....	16,926.50
Internet Access, TV & Surveillance....	10,054.68
Signage (letters and plaque) .....	2,233.00
Landscape Improvements .....	5,233.00
Asphalt Pavement (parking lot) .....	10,500.00
Professional/Permit Fees .....	11,580.58
<b>Total: \$184,953.40</b>	

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## Chapter Officers 2012-2013

### Venerable Dean

Billy Jamie '11  
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### Senior Dean

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### House Manager

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### Head Scholarship Chair

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### Head Pledge Educator

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### House Director

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Communications support and  
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OmegaFi  
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## Chapter Officer Reports

### Venerable Dean, Billy Jamie '11



Since parting ways with the previous house director last semester, the chapter has taken ownership of maintaining the house. Many problems have been easily solved, however a few projects required more assistance. The chapter is happy to welcome a new house director to assist in maintaining the house.

Jeff Chandler, the new Acacia house director, is a 36 year-old student at the University of Illinois and a former Marine. Jeff understands how a brotherhood works and is eager to see how we function as a fraternity. Jeff impressed the executive board and Corporation Board during interviews and is highly qualified for the position. He will be a huge asset to the fraternity.

### Senior Dean, Mark Mamula '12

The chapter is busy preparing for Acacia's annual Mom's Weekend. As Senior Dean, I have the honor of organizing and executing the event this year.

Mom's Weekend is an opportunity for chapter members to give back to the mothers, and fathers, who provide so much support to each of us. The weekend includes a brunch and silent auction. Donations from the silent auction are utilized to improve the chapter house.

## Chapter Announces \$100,000 Pledge to Assist in Financing New Chapter House

### Matches second largest single contribution to the campaign

When introduced by co-campaign chairman **Dan Bayston '80** during the program following the Illinois vs. Indiana football game, venerable dean **Jyoji Morimoto '10** announced to the more than 150 attendees that the chapter's executive committee and members had approved a plan where past, present and future members will honor a \$100,000 commitment that will be used to reduce the current mortgage.

The capital campaign committee felt it was appropriate and proper to provide building funds not only through alumni participation but also through current and future students. The committee believes donations from chapter members will promote a sense of involvement with the new house purchase.

Mom's Weekend sweatshirts, designed by one of the active members, will be available for purchase.

### House Managers, John Vetter '11 and Peter Guzlas '12



The first year in the new Acacia Fraternity House, located at 302 E. Armory, has been very exciting. Chapter members have contributed to the "Man Up" project renovations, including painting the multipurpose room and cafe area and installing a house printer and large white board in the study room. The chapter plans to continue to assist with projects this summer.

### Social Chair, Erik Scott '11

The chapter has over ten social events scheduled for this spring. Events include themed mixers, bowling and roller skating. In addition, the chapter will participate in various philanthropy events including a dodge ball and baseball tournament. The chapter's goal is to develop and maintain good relationships with sororities on campus.

The new house is a great place for entertaining. The chapter hosted a Super Bowl party and plans to host additional gatherings.

## Ken Wagner

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The contribution of each of these alumni became an essential part of our ultimate success! However, *The Hello* would like to salute in particular the work of Ken Wagner, who took over leadership and direction of the conversion of the property from a sorority house to a fraternity house. This issue of *The Hello* shows and details much of that work that cost almost \$200,000 to complete (but under budget).

As a very committed alumnus, architect and board member, Ken made 26 trips from Chicago to Champaign between April and December 2012 to schedule and oversee the work that had to be done, with a similar schedule since then.

The fraternity is most appreciative and grateful for Ken's leadership and assistance!

## Capital Campaign in Final Stretch - Cut-off Date Set

By Dan Bayston '80 and Mike Duncan '74

To date, 236 generous alumni and friends of the Acacia Fraternity at the University of Illinois have pledged a total of \$1.74 million to the *\$1.75 Million Capital Campaign for the Illinois Chapter*.

Proceeds received from the capital campaign, along with the \$1.7 million mortgage financing and a \$300,000 seller note due in 2015, allowed the fraternity to purchase a permanent home at 302 E. Armory. The challenge that lies ahead is having enough funds to pay off the seller note and to fund continued infrastructure investments and necessary refurbishments.

One generous alumnus has initiated a "Challenge Campaign" and has agreed to contribute \$25,000 over five years if 11 other members will join him in making tax deductible contributions over that period. Seven generous alumni have already agreed to participate. If another five individuals will accept this challenge, significant progress can be made in providing funds to relieve the \$300,000 seller note due in only two years.

The generous alumni that have given to the capital campaign will be recognized on a plaque that will be permanently displayed

in the chapter house. **The cut-off for being included on this list of generous donors is June 30, 2013.** Please consider supporting the capital campaign and having your name inscribed, along with the other generous contributors, on this permanent reminder for future generations of Acacians to see and admire for years to come.

For more information, please contact the capital campaign co-chairmen, **Dan Bayston '80** at [dan.bayston@cognient.com](mailto:dan.bayston@cognient.com) or **Mike Duncan '74** at [mduncan@patcap.com](mailto:mduncan@patcap.com). Remember, the deadline is **June 30, 2013.**

## What's in a Challenge?

Depending on the time and the place, we suppose a challenge could be just about anything. Fortunately in the case of the "Challenge Campaign," the outcome could be quite good. The outcome could mean as much as \$300,000 to Acacia, but then, it could mean nothing. It's possible that you can have a bearing on the outcome.

Three hundred thousand is the amount of money that Acacia is obligated to pay the sellers of the new chapter house in just

two more years. This amount is in addition to the monthly mortgage and tax payment that is due every month, which is in itself a significant sum.

As you may have already read, an alumnus has volunteered to make a 5-year tax deductible pledge commitment of \$5,000 per year, if eleven other alumni will join him. Seven alumni have stepped forward to become a part of resolving this challenge

by making five year tax deductible pledges themselves.

Five to go! Are you willing to invest in the success of Acacia at Illinois? It would be a pity if we must forgo the \$175,000 that has already been pledged. To discuss this opportunity further, contact **Dan Bayston '80** at [dan.bayston@cognient.com](mailto:dan.bayston@cognient.com) or **Mike Duncan '74** at [mduncan@patcap.com](mailto:mduncan@patcap.com).

## Scholarship Award Program Being Enhanced

In recent years, Acacia has recognized members who have achieved scholastically with awards funded through the corporation budget. It is no longer unusual for the house to have six or eight students with straight A averages each semester.

Typically, Acacia member achievements have resulted in the chapter ranking in the top 14 fraternities among the 46 on campus. This is a good record, but there was an era when Acacia was routinely among the top five. Alumni have been seeking a way to help motivate a return to those levels.

The Acacia "Alumni Scholastic Achievement Program" is intended to further reward those with high scholastic accomplishments. This new program will go beyond simply recognizing those with straight A's. While details are still being finalized, the program will be much broader. For example, it is contemplated that the member with the highest grades in each

class (freshman, sophomore, junior and senior) will be an award recipient. Awards will also be given to the member who shows the greatest improvement between the first and second semester.

The program will be financed in part through the participation of alumni who want to support high scholastics and who choose to join the *Acacia Alumni Scholarship Program*.

Benefits for alumni who participate include:

- Complimentary lunch or dinner at every home football game including those who accompany him (just wear your complimentary orange "club shirt" and let everyone know you support high Acacia scholastics)
- Program support will qualify as a tax deductible donation

- An Illini orange T-shirt recognizing the individual as one of the scholastic program supporters. Wear orange!
- A special shirt designated "Founder" to the first 50 Club members. Other members will receive a standard orange "club" shirt
- Special mailings from chapter officers and Board members with up-to-date information prior to being published elsewhere
- Supporting a program that can enhance recruiting efforts
- Special recognition at Homecoming
- Pride in recognizing and supporting high scholastics at Acacia
- 90% of all funds collected in support of this activity will be used for scholarship awards

Be prepared to support this worthwhile program. More details to come later this summer.

## Looking to the Future

By Ken Wagner '55

### Boiler Replacement and System Improvements

Inspections that preceded the house purchase identified the need to plan for the replacement of two existing boilers in the near future. The original 1929 west wing building is heated with a 45-year old steam boiler and single pipe distribution system with steam registers located throughout the house. When the east wing was built in 1967, a hot water boiler and more modern two-pipe distribution system was added to serve the addition. Both boilers still function but are “at or near the end of their useful lives” according to consulting engineers. The boilers should be replaced with new high efficiency hot water boilers and

the distribution system in the west wing should be upgraded to current standards for better control and operating efficiency. The estimated cost is \$181,500.

### Proposed Addition Between the East and West Wings

When the east wing was added to the house in 1967, it was constructed with upper and lower courtyards between the original 1929 house and the addition. Below the upper courtyard is a large multi-purpose room connecting the two wings on the lower level. The upper courtyard forms an open air plaza with separate exterior entrances to the main floors of the east and west wings. According to the plans drawn for the 1967 addition, the upper level courtyard or plaza was to have been enclosed. For reasons unknown, the enclosure was never built. The Corporation Board

proposes to construct the enclosure (addition) as soon as funds are available.

The proposed addition will accomplish several things in one package. It will serve to unify the house while providing the following:

1. A single prominent main entrance and reception area
2. Greeting and gathering area for social events
3. Seating and conversation areas
4. Display of chapter achievements
5. Women's (guest) toilet and powder room
6. Indoor passage between the east and west wings

The estimated cost to build and furnish the addition is \$248,000.



Front view of the existing house



Front view rendering of the house with additions



Floor plan



Interior rendering

## Showers Rehabbed and Fire Alarm Replaced

### Showers

Soon after students occupied the house last August, the venerable dean (“VD”) found water dripping from the ceiling in his room on the first floor. It didn’t require much investigation to find the source – the three showers located directly above the VD’s quarters. The pre-purchase inspection of the house in January 2012 failed to discover this issue. A detailed inspection of the problem called for a complete rehab of the showers. The rehab successfully eliminated the leak and improved the configuration, safety and usefulness of the showers. The total cost was \$11,612.58.

### Fire Alarm System

November saw the failure of the fire alarm system in the house. Four false alarms in three days led to an investigation that found the 28-year old control panel faulty. Replacement parts were no longer available. Fire system panels have changed with technology over the years as well as fire protection codes and regulations. The old panel had to be replaced with a new control panel complying with the new codes and regulations as well as all the wiring and devices throughout the entire house; smoke/heat detectors, horns, strobes, pull stations, annunciator, remote power supply, etc. The house is now protected by the most up to date fire alarm and monitoring system available and is in full compliance with the current National Fire Alarm Code (NFPA72).

The Corporation Board solicited bids from three fire alarm contractors for the project and awarded the contract to the Security Solutions Division of F.E. Moran Inc. The total cost was \$37,025.

## The Hello Editors

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**Adam Powers '98**  
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## Ron Hamelburg '57 Replaces Mel Rapp '49 as Corporation Board Treasurer



**Ron Hamelburg '57** attended his first Heth Chapter Acacia Fraternity Corporation Board meeting on November 13, 2012, and was elected to the Board at its meeting on January 22, 2013. Ron graduated with his BS degree in accounting in 1958 and became a CPA in 1961. He will replace **Mel Rapp '49** as Corporation Board Treasurer in July 2013.

Ron worked with Arthur Young & Co., predecessor to Ernst & Young, CPAs, for 15 years. He then worked for the State of Illinois government for several years. Ron finally retired after 21 years as the CFO of a faith based not for profit organization in downtown Chicago.

Ron and his wife, Nancy, have three children and seven grandchildren. Their son-in-law, **Greg Bennorth '83**, is also an Acacian, having graduated from the U of I in 1986.

Ron is very involved in serving non-profits. In addition to serving on various nonprofit Boards of Directors, he has been treasurer and/or chair of the finance committees. He is a past president of his Rotary Club and a past assistant governor of his Rotary District. Ron was a trustee of the Village of Barrington from 1989 to 1993, and president of the Village from 1993 to 2001. He is also a past president of the University of Illinois College of Business Alumni Association Board.

## 2013 Mentoring Program Begins

### *Help an Acacia brother actively pursue a successful career*

Kick off the spring by helping an Acacia brother actively pursue a successful career. With America’s current economic climate and the challenges facing our nation, America needs leaders now more than ever. The 2013 mentoring program provides an opportunity for Acacia alumni to share their expertise with a motivated and highly talented individual. Eleven actives are currently seeking mentors:

- Billy Jamie, Sophomore, Finance
- Kyle Molskow, Sophomore, Finance
- Nick Samaan, Sophomore, Finance
- David Van Vierbergen, Sophomore, Finance
- Carson Masterson, Jr, Sophomore, Civil Engineering

- Tyler Gatti, Sophomore, Natural Resources/Environmental Studies
- John Gibson, Sophomore, Accountancy & Finance
- Dylan Lovering, Junior, Media and Business
- Sean Watts, Senior, Molecular Biology and Chemistry
- Frank Frasco, Senior, Civil Engineering
- Thomas Pilewicz, Senior, Mechanical Engineering

Mentors share expertise through telephone calls, visits to campus, email or face to face meetings at their place of work. If you desire to serve as a mentor, please contact **Phil Chapman '71** at [pchapman5152@gmail.com](mailto:pchapman5152@gmail.com) or (618) 402-6998.

## Editor’s Note: New Chapter Editor, John Gibson '11



My name is John Gibson and I am the newly elected alumni chair for the Acacia Fraternity at Illinois University. I am majoring in accounting and finance, with a minor in technology & management. As an executive officer, I am currently working with **Phil Chapman '71** to develop an alumni mentorship program between the active chapter and fellow alumni. Besides membership in Acacia Fraternity, I hold active positions in OTCR Consulting as a consultant and project manager. After college, I plan to pursue a career in investment banking in Chicago.

## Professional Property Management Graces the Halls of Acacia

We should all be very proud that the Acacia Fraternity at Illinois has become a home owner once again. With this feat comes the collective responsibility to ensure the protection of our asset. The Corporation Board (the “Board”) analyzed a number of approaches to provide structure. After many meetings and a lot of research, the Board decided to engage a professional property management company as well as an onsite, live-in house director.

The Board unanimously selected Alpha Management Group (AMG) to manage the property. We are excited to bring AMG on board as our service partner in Champaign and recognized the perfect synergy between their 25 years of industry experience and unique model of managing fraternities. In 2007, Alpha launched its “Fraternities of Excellence” program which provides comprehensive management and advising to fraternity chapters and alumni. The program has been extremely successful, doubling the number of groups AMG manages every year since. In fact, AMG manages 27 of the 29 Greek houses at the University of Michigan and has had no attrition to date.

AMG provides a rigid structure while still letting our young men govern themselves. Due to their detailed approach and guidance, we believe fraternity culture will improve significantly as they begin to focus more on leadership and values, and less on facility problems. It’s a tremendous weight off the Board’s shoulders as AMG ensures we are receiving rents in line with the marketplace, we have the appropriate reserves in our operating account and someone is onsite to monitor day-to-day operations and influence culture. AMG provides the Board detailed monthly financial statements, comparable rent studies, preventative maintenance programs and annual improvement plans, making it easier for the Board to make informed, timely decisions about the broader pictures without the daily burdens of managing a property. Alumni volunteers may now focus on more enjoyable, important and fraternal topics such as leadership, mentoring and advising.

In summary, we feel great about the direction our house is heading. We strongly believe we’ve made a great decision on our service partner in Champaign. AMG’s

oversight in conjunction with a live-in house director will ensure protection of our asset and that our fraternal focus remains in the forefront for many generations to come!

### Brothers Eternal

*The Hello* has been advised of the death of **Rowland G. Morken ’46**, **David J. Hunsaker ’56** and **Richard M. Phalen ’64**. We extend our sincere condolences to the members of their families, and welcome them into the ranks of Acacia Eternal.

*Editor’s note:* We rely on members of the family as well as alumni submissions to report the passing of alumni. We apologize for any delay in forwarding this information.



## Dave Mari ’64 Rounding-Up the Troops for a 50-Year Reunion

Members of the 1963-64 Pledge Classes will celebrate their 50-Year Reunion at Homecoming this year. **Dave Mari ’64** is organizing some special events and has reserved a block of hotel rooms for his pledge brothers and their families at the Holiday Inn in Urbana. Email Dave at [dmari@earthlink.net](mailto:dmari@earthlink.net) for reservation details. Look to the summer edition of *The Hello* and future emails for more information and be sure to buy your tickets in the Acacia Block when they go on sale at [AcaciaIllinois.com](http://AcaciaIllinois.com) later this summer.

### Visit the Acacia Website

Visit

[www.AcaciaIllinois.com](http://www.AcaciaIllinois.com),

the official alumni website, to:

- Learn more about the chapter
- Search for alumni
- Update your address, phone number and email address
- Find out about upcoming events
- Post noteworthy accomplishments (a new baby, a recent marriage, a recent promotion, etc.)
- Support the fraternity’s capital campaign

## Man-Up Project Completed

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ously purchased for use at the Beta house were moved in and arranged. Next to the dining room is a large multipurpose room used occasionally for overflow dining, chapter meetings, recreation and informal gatherings. Both the dining and multipurpose rooms open onto the lower outdoor courtyard.

Three student rooms in the east wing were combined, renovated and remodeled to create a suite for the live-in house director. The suite includes an entrance vestibule, living room, kitchenette/dining area, bedroom and bathroom. The suite is air conditioned to provide for year around occupancy.

Exterior work included minor repairs and painting of wood trim and siding. The landscaping was improved with

new sod, plants and mulch. An existing lawn sprinkler system was serviced to keep the lawn and plants vibrant during growing seasons. The 3,600 square foot parking lot was repaved with bituminous concrete. The entrance canopy fascia sports a new name, ACACIA, in black cast metal letters. A bronze plaque recessed in the stone pier was replaced with a full color Acacia crest.

Though the project dubbed “Man-Up” is now complete, work will continue in the years ahead to meet new demands for student housing, especially those of fraternity men — THE MEN OF ACACIA.

*Photos on facing page*



**Left column:** Vinyl plank wood flooring was installed in the east wing corridors and student rooms. The interior was painted and new light fixtures were installed.

**Above center and right column:** A suite for the live-in house director was created from three student rooms in the east wing. The three rooms were combined, renovated and remodeled. The new suite includes an entrance vestibule, living room, kitchenette, bedroom and bathroom.

**Below center and right:** Black cast metal letters spelling ACACIA were installed on the entrance canopy and a full color Acacia crest was installed in the stone pier.





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Help us keep our alumni records up-to-date! Parents, please forward this newsletter to your son. Alumni, edit your member profile online at [www.AcaciaIllinois.com](http://www.AcaciaIllinois.com), or clip this form, place it in a stamped envelope and send to: Acacia Fraternity, University of Illinois #1151, PO Box 2187, Columbus, GA 31902.

Name \_\_\_\_\_

Roll Number \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

## Homecoming 2012



Alumni enjoying the annual Homecoming BBQ dinner



Corporation Board President Art Mertes '85 (center with blazer) addresses the crowd.



Phil Chapman '71 announces the newly added names to the Plaque of Straight-A Acacians



Attending recipients of the Award of Pythagoras (L to R): Ken Wagner '55, Adam Powers '98, Phil Chapman '71, David Thies '73 and Jim Wormley '60

MARK YOUR CALENDAR!



*Join your brothers at*

**HOMECOMING 2013!**

**October 26**

*Illinois vs. Michigan State*

....

11:00 a.m. kickoff

Pre-game breakfast and tailgate.

Post-game reception and BBQ.

302 E. Armory

*50-Year Reunion for 1963-64 Initiates /  
Email [dmari@earthlink.net](mailto:dmari@earthlink.net) for details.*