

Hillcrest @ 101

As some of you already know we have invested \$1.3 MM in Hillcrest renovations over the past few years. The reason we keep repeating that fact is we can all be proud of what has been done to improve our beloved Hillcrest by alumni giving. What you might not know is that we intend to do more but simply can't without your support.

Hillcrest looks better than most of us can remember but there still are and will be needs as we move forward in the next few years. Help us develop an improved home for the next 100 years.

Some needs are obvious and some not so much but all are necessary to make us competitive in the west campus and fraternity communities.

The windows replacement should be all done by the time you read this. If you did not see the first of the new windows at reunion you will be surprised at how nice they look. Drop by next year during reunion in June to see for yourself.

The lake view lounge was opened a year ago and it is a spectacular addition to the northwest corner of the main floor. The other reconfigured rooms are not so obvious but the result is a much better floor plan for students seeking single rooms. In addition the pay back in terms of room rents is significant now and later when we achieve reinstatement.

Ok.....that is the recap of what we have done. What is next??

There is a long list but it starts with a new deck on the second floor. The roof under it also might need to be replaced or repaired. This project is estimated to cost \$150k and will be done next spring or summer.

A fire alarm upgrade is mandated for this year also. It will cost \$45k.

Following those two projects are various changes and upgrades in the kitchen expected to cost around \$50k.

So the changes above take us to the fall of 2017 and need to be funded during this year.

Also keep in mind as you plan your giving that we intend to do a major overhaul in the basement rooms including the old chapter room. The purpose of this is to have a recreation room where social activities can take place away from the first floor.

Hal Sieling '62
Questions.....halsieling@aol.com

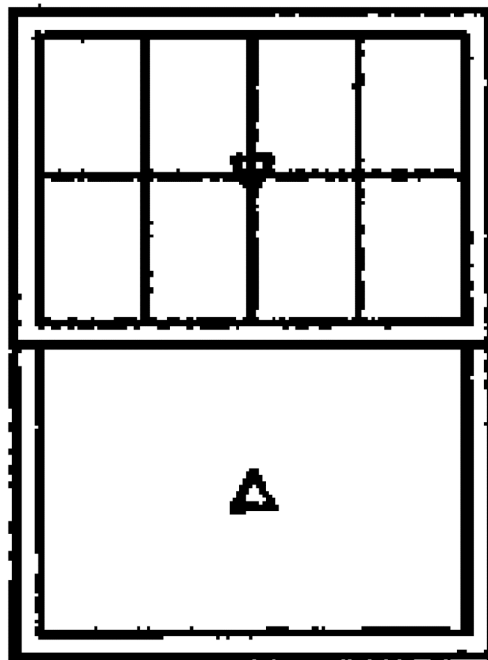
EXHIBITS

Window Replacement

In 2008 the alumni board contracted with our alumni Frank McGuire Architect '66 to study the Hillcrest situation and come up with recommendations for Hillcrest renovation. One objective of this study was to retain the current “look” of Hillcrest with new energy efficient windows.

The plan was to go with the Pella System. We finished this project in the summer of 2016 at a cost of \$454k.

The diagram below shows the recommended “Cottage” style grill layout for the typical double hung window units, with stock muntins or grille pattern on the upper sash and a single pane on the lower sash. This type of window would be used above the first floor and the first floor would be done as it is now with the muntins in both upper and lower sashes.



Details of this study are available for review on the website.



ROOM RECONFIGURATION (Project Completed 2013)

CU and the NY Alpha Alumni Board contracted with Frank McGuire Architects Inc. to study how to increase the number of single rooms at Hillcrest. It was noted earlier that singles are the expectation for students beyond freshman year. Evidence in the dorms and in other fraternities strongly supports this position. Students don't just want singles they demand them. For many being assigned a double would cause fleeing to C-Town where singles are the norm.

While increasing singles was a must, leaving some rooms as doubles for the fall semester is also important. There must be some double rooms to accommodate a larger number of actives for the fall semester. Some of these students will leave spring semester to study abroad leaving most rooms in the spring as singles no matter their size. This exodus is normal and must be provided for in any reconfiguration of rooms.

By moving walls creatively on the second and third floors six extra singles resulted.

The extra rooms provide substantial incremental income to the house and the payout on this investment should be less than 15 years. Good but not great but one of the few projects with a positive ROI. Incremental income based upon current room rates would be over \$50,000 per year.

Another part of the reconfiguration project is creating improved living space off of the kitchen corridor. At this point we do not know if this will be used for two students or for a resident advisor. We assume the latter based upon earlier discussions with the administration.

Pictures of this project can be found on the www.sae-cornell.org website in the facilities section.

Cost for the project was \$350k

PROPOSED SECOND-FLOOR DECK



A new deck and improved roof under it are on the schedule for 2017. The deck is currently more than just weathered and needs to be replaced and the roof has not been repaired for many years.

Cost for this project is less than \$150k.

Lake View Lounge Completed 2013



View of former media room



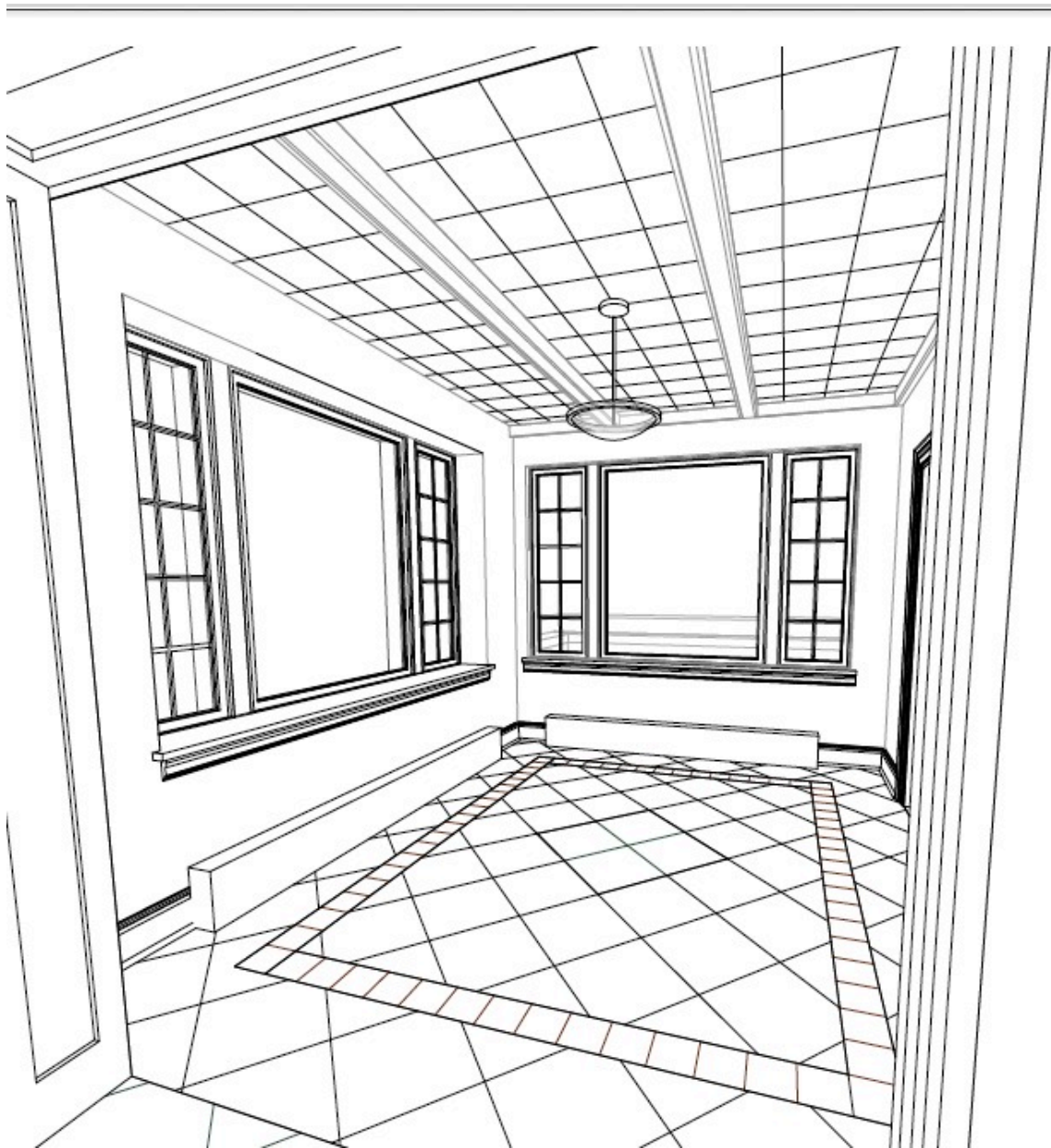
New View

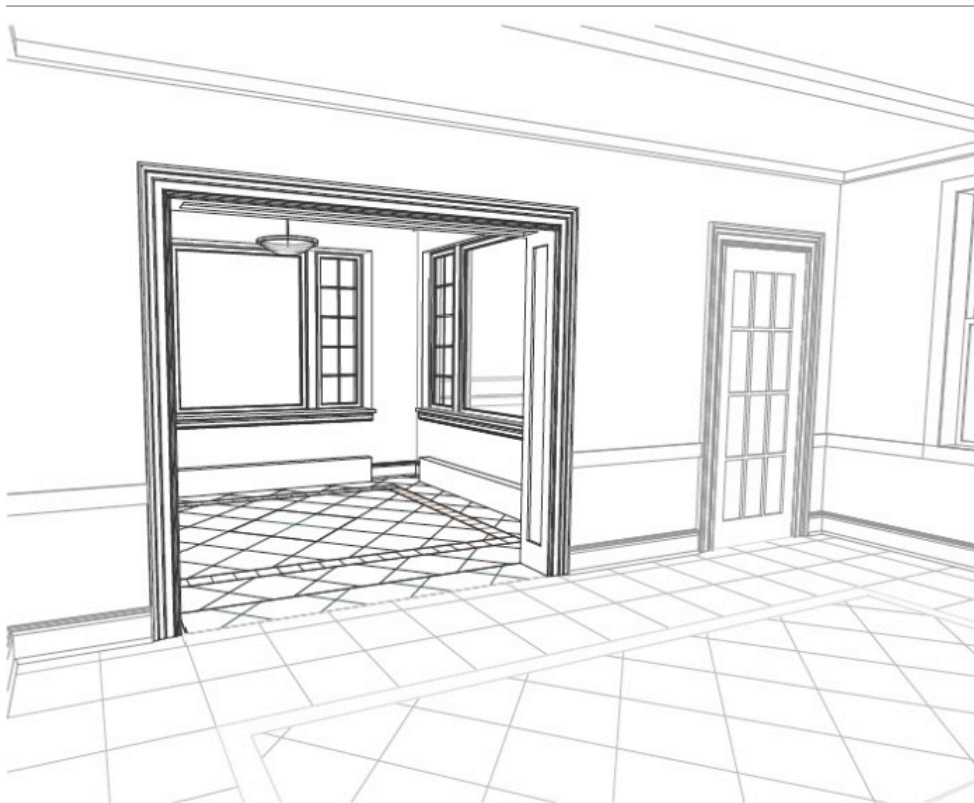
One of the most dramatic changes proposed for the house with the renovation was to open the NW Corner room on the main floor to lake viewing year round. Hillcrest has long been known for its position on the hill overlooking Lake Cayuga. However, viewing has been limited to the small porch at the NW Corner on the main floor or the deck on the second floor both with weather related limitations during the winter.

Large new picture windows on the west and north sides of the new room provide a magnificent view of the Lake to the North and the valley to the West.

These strategically placed windows allow for year long viewing and in our opinion improve the overall design of the main floor as well.

As you will see this project results in a stunning view to enjoy all year round when you visit.





lakeview lounge- View from Recreation Room
HOLT Architects March 2013

Kitchen

There are a number of things that need to be done in the kitchen before it is operational. Below is a partial list that needs to be expanded upon by experts from both our board and Cornell.

Identify, address, and make ready:

- Upgrade walk-in cooler/freezer
- Hood and Ansul system inspected and recertified
- Dishwasher checked out and room modernized
- Cooking equipment (stoves, ovens, fryers)
- Remove raised floor under stove.
- Cooking accessories such as pots, pans, cutting boards, knives
- Utensils, flatware, china, glassware,
- Mobile Serving Carts
- Security
- Financial controls
- Refurbish and install all equipment

The type of service will determine a number of issues with the kitchen and production methodology as well as the serving style.

This of course ties into the equipment needs for the dining room as well.

Cost under \$60k

November 2013

GABLED WING ROOF



Some brothers have talked about the fact that the current Wing roof does not compliment the basic Hillcrest profile well. The current flat roof is considered by some to be a blight on the beauty of the original house because it is not gabled like the original. In addition the current wing roof is not efficient in the Ithaca climate. However, the cost for a roof similar in design to the main house is substantial and this project is delayed for serious discussion until the main roof on the house is redone down the road several years. Very high cost estimates have simply eliminated this project during the current program to renovate the house.