

Centennial Plan

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As most of our alumni are aware, the [121 E Lake Street](#) Chapter House has needed significant renovation for a number of years. We have been asked repeatedly by alumni about the organization's current plans for renovation over the last year so we created this page to share the plan and provide updates as we proceed.



The AVC (Alumni Board) has been diligently performing maintenance to keep the facility in the best condition possible. However, the core systems in our 83 year old facility need replacement, including electrical, plumbing, and fire safety equipment. These items are so significant that they cannot reasonably be completed incrementally and a full renovation is necessary.

We will use this page to keep alumni, undergraduates, parents, and volunteers updated on our plan and results as we execute the second half of our *10 Year Strategic Centennial Plan*.

Centennial Plan Balance (Mar 23, 2009)

\$ 250,133

Centennial Plan Goal (Aug 31, 2014)

\$1,400,000

Please find the following sections below for more details...

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10 Year Strategic Plan (2004-2014)

In the fall of 2003, we had a strategic assessment completed by professional Greek fundraiser [Pennington & Company](#). Pennington's recommendations included a near-term focus on facility maintenance, communications program, alumni events, and financial operations. We created a strategic 10 year plan and we have been executing on these recommendations diligently.

Communication Program and Events

In 2003, the AVC and chapter made a strategic decision to outsource the publication and distribution of *The Spear* newsletter. We selected [Design Manifesto](#) of Richmond as part of a special program offering for SigEp chapters.

We made this decision in order to free up undergraduate brothers' time to focus on chapter operations and recruitment as well as produce a more professional and consistent newsletter for a minor increase in total cost.

As our alumni have seen, we have produced high quality *Spear* newsletters consistently since 2003 and we have the digital versions of these newsletters as well as some historical *Spears* available in our [online Spear archive](#).

When we made the change to the *Spear* in 2003, we also decided to change the content focus a bit. **We hope alumni have noticed quality coverage of our 121 East Lake Street maintenance efforts, our strong financial management system (including an Annual Financial Report in each Spring edition), and more alumni news** - in addition to coverage of all the great things going on at the undergraduate chapter.

Colorado Gamma has been recognized repeatedly since 2003 for the **Best Alumni Communications Program at the annual CSU Greek Awards**. As we transition to the next 5 years of our 10 year plan, we will continue executing on our communications strategy and we look forward to supporting and building stronger alumni events.

Financial Operations and Investment

The chapter and AVC have made a strong commitment to implementing a robust financial management system and improving Net Income from operations. The chapter felt that before they could ask alumni for strong financial support toward a capital campaign, they needed to demonstrate a serious commitment and contribution to the project.

Since we began implementing financial changes in 2004, the chapter has made continual improvements in financial operations and increased the percentage of revenue invested for our centennial renovation. For the 2009-2010 academic year, the chapter has more than 30 signed leases for the first time since the 1990s. This will allow a significant increase in the amount of revenue invested toward the Centennial Renovation. The increase in revenue was a critical component of our 10 year strategic plan and the chapter has demonstrated their commitment to keeping Colorado Gamma at 121 East Lake.

Over the next five years (2009 through 2014), the chapter plans will invest \$425,000 of net income from operations toward the Centennial Renovation campaign. This will be added to the \$233,000 we already have set aside for the project as of December 31, 2008.

Centennial Capital Campaign (2012-2013)

We will be conducting one final capital campaign where we will ask alumni, parents, and volunteers to make a significant financial commitment to match the funds the chapter has invested for renovation over the 10 year strategic plan horizon.

It is important that everyone recognizes that this campaign will be different: Colorado Gamma will renovate the 121 East Lake facility in 2014-2015 - period. You will see the impact of any donation you make to Colorado Gamma between now and 2015 in the Centennial Renovation. There is no question of "If" we will complete this renovation, only of whether it will be an impressive renovation or the bare minimum.

With alumni financial support through the Centennial Capital Campaign, we will be able to complete a full and impressive renovation of the facility we all love and provide a great house for the next 100 years of Colorado Gamma brothers. Without strong financial support from alumni, we will do the best renovation we can with the monies the chapter has invested.

We truly hope that alumni will feel that matching the financial commitment the chapter has made to renovation and providing a great home for Colorado Gamma brothers over the next 100 years is a great investment.

We would like to recognize the efforts of the 1990s Alumni Board members and alumni donors during this period, including **The Future Is Now Campaign**. The efforts and generosity of alumni during the 1990s are a big part of the reason we have the amount we we have in the Centennial Fund at this point in our 10 Year Strategic Centennial Plan.

Our goal for the Centennial Capital Campaign is to match the amount the chapter has saved for renovation, expected to be somewhere in the neighborhood of \$700,000. We will be working on the details of the Centennial Campaign and we'll keep you updated as we have more information.

Centennial Renovation (2014-2015)

We have started compiling ideas for the Centennial Renovation, but we are still very much in the brainstorming phase. There are a few things you can count on as our renovation plan develops.

It is a priority to maintain the same exterior look and feel at our historic 121 East Lake Street property. At a minimum, this includes retaining the red brick and white columns.

We will be prioritizing elements of the renovation plan with a strong focus on core and safety items like complete replacement of electrical wiring and installation of a fire sprinkler system.

Over the next two years, we will need to conduct due diligence on City of Fort Collins building codes and get some indicative cost estimates for our renovation. While our financial goals need to remain in sync with our yet to be determined cost estimates, we're confident that \$1.4 million (half from chapter net income investment and half from the Centennial Capital Campaign) will allow for a quality renovation.

Centennial Celebration and 121 E Lake Street Ribbon Cutting (Fall 2015)

After all of the hard work by countless alums to successfully complete our 10 year strategic plan and finish the 121 East Lake Street full renovation, we will be hosting a big Colorado Gamma Centennial Celebration at 121 East Lake.

This will be an unforgettable event where all Co Gamma brothers will be invited to return and celebrate 100 years of SigEp memories in Fort Collins and see the renovated 121 East Lake home that will host the next 100 years of Co Gamma brotherhood.

How Alumni Can Help

- **Let your fellow alumni know about CoGamma.org** and help us gather a good address and email for all Co Gamma alums
- **[Send updates and photos](#)** of your reunions and gatherings with fellow alums
- **Provide an [annual gift to the chapter](#)** to help defray alumni communications costs and allow the chapter to invest more net income toward the Centennial Plan.
- Participate and **support alumni events** including the [2009 Reunion](#), [Homecoming](#) events, and annual [SPECAT Golf Tournament](#).
- **Plan / budget for a generous Centennial Capital campaign gift in 2012** that will contribute to an alumni match of the funds the chapter has invested toward the Centennial Renovation.
- Help us identify alumni with skills and experience in architecture, engineering, and construction management who can contribute expertise as we approach our Centennial Renovation.

Who to Contact For More Information

The overall Centennial Plan is being led by the AVC (Alumni Board), though it will be important for other alumni to join the effort and assist with parts of the overall plan.

We would love to hear from alumni who have thoughts and/or ideas about the Centennial Plan. If you would like more information or have feedback on the plan, please contact AVC President Tony Mauro '99 and/or AVC Comptroller Bryan Harmsen '01. You may email Tony and Bryan by selecting "AVC" on the [Contact Us form](#).