

There has been a recurring theme of “life safety” being mentioned as a reason for this project. What does this mean and why is it so important?

*Life Safety is term used in the construction and Fire Protection industry to describe the use of integrate components for the detection, notification, evacuation and suppression of a fire in a building. The current house does not have a sprinkler system, which is a major component of a building’s life safety system. We have a localized alarm system, smoke detectors and manual fire extinguishers. However, we do not have an integrated system, which includes a fire panel and monitoring system, which would meet current construction code.*

*Several states and local municipalities have passed legislation requiring Fraternity and Sorority houses to install Life Safety systems. It is just a matter of time before the city of Atlanta and/or Georgia Tech mandates it. The cost of retrofitting our house would be quite significant and would lead to a complete retrofit of our room designs to meet current building codes. This would lead to a major renovation and gutting of the house, not to mention a significant drop in occupancy.*

*The House Corporation considers our current room designs and lack of a complete Life Safety system to be a considerable risk to our undergraduate brothers and guests. We have a responsibility as graduates to provide them a safe residential facility, which requires a significant investment in Life Safety systems.*

Have we thought about selling our house and moving to another location?

*Yes, we have discussed this option with the Georgia Tech development office. There are not any suitable locations available for sale on the Tech campus. Permitting for a multi-tenant facility, such as a Fraternity house, would also pose challenges. We didn’t consider a move off campus as being a viable option at this time. Therefore, staying on our lot (which we own) makes the most sense.*

Is now the right time to be doing this kind of project, considering the economy?

*There probably isn’t ever really going to be a better time for this kind of project. Construction costs are 20% lower than in previous years, interest rates are at historic lows and competition among architects and general contractors is high. The feasibility study indicated a high level of interest and support among graduates for this project, therefore, the time is right to move forward and secure the future of the Gamma Tau chapter.*

What are the risks of not moving forward with this capital campaign and new house construction?

*The current house is in dire need of serious renovation or replacement in the next few years. We have generated a tremendous amount of momentum from our brotherhood and have secured support from several lead donors. If this momentum were to stall or stop, we risk delaying this project by at least 10 years. It has already taken us 3+ years of work to get to this point, with an overall project timeline of 6+ years to the completion of construction. Delaying making an investment in the house would seriously jeopardize the future of the Gamma Tau chapter and provides a serious life safety risk to our undergraduates and guests.*

*This type of campaign and project typically only happens once in a graduate's lifetime. Imagine what our chapter leaders thought in the late 50's when they conceived and delivered on a dream by building our Creighton-Vail Hall? We have a unique opportunity to provide a home for Gamma Tau which will last another 50 years and touch the lives of literally a thousand future Fiji brothers.*

How can I make sure that my donation will help secure a bright future for Gamma Tau?

*Donations to the Capital Campaign (and the future Gamma Tau Educational Fund) will ensure that Phi Gamma Delta is "not for college days alone". The undergraduate chapter is continuing a tradition of excellence on campus, winning the Dean Dull award for 2010 as the top fraternity. As graduates, it is our responsibility to ensure their (and our) continued success by providing the undergraduate chapter a safe, reliable and functional house in which to recruit and mold the men that are the future of the Gamma Tau chapter.*

How can I make sure that my donation will be wisely spent?

*The House Corporation will ensure that all donations that are earmarked for this project and correctly recorded, deposited and directed to cover construction costs. Donations that have been determined for "Educational" purposes only will be applied to construction costs and upkeep of only these areas.*

How will we make sure we protect the investment of a new house?

*The House Corporation will also be taking on a new role with the undergraduate chapter by establishing a true "landlord" and "tenant" relationship. This will include strict new rules concerning the occupation, upkeep and sustainment of the new facility. Undergraduates will not be*

*allowed to make modifications to the systems, structural makeup or any architectural changes to the building. This will ensure that we protect our investment, while providing a first class experience for our undergraduate and graduate brothers alike.*

Where will the undergraduates live during construction?

*The House Corporation will work with the chapter to find suitable housing for the 9 to 12 months required. This can include vacant or unfilled fraternity houses, dormitory rooms, apartments, rental houses or motels.*