

5-Year Capital Campaign to Include Scholarships

In addition to supporting the proposed building plan, alumni advocated for the development of a scholarship program. With the ability to provide up to six scholarships per semester, House Corp. believes freshmen recruitment efforts could be strengthened, and upperclassmen would welcome relief from rising living and academic expenses. Given the scope of the building and scholarship project, Epsilon Chapter will need the broad-based financial support of alumni through a capital campaign effort conducted over a 5-year pledge period.

Campaign Goal: \$1.75 million

| | | |
|-----|---------------------------|-------------|
| 80% | Renovation and Expansion* | \$1,400,000 |
| 11% | Parking Acquisition | \$200,000 |
| 9% | Scholarships | \$150,000 |

*Includes architectural/engineering and consulting fees, construction and projected financing costs.

Epsilon Naming Opportunities

| Size of Gift | Building Target |
|-----------------------|--|
| \$250,000 | Member Education Room (Parlor) or Scholarship Fund |
| \$100,000 - \$249,999 | Parlor/Scholarship Fund, Library, Dining Room |
| \$50,000 - \$99,999 | Living Room, Patio, Game Room, Second and Third Floor Study Rooms |
| \$25,000 - \$49,999 | 6 New Resident Rooms Created by Expansion (including Resident Advisor Suite and Noble Ruler Suite) |
| \$10,000 - \$24,999 | Current Resident Rooms |

Naming opportunities will be available on a first-come, first-served basis. All donors who contribute \$1,000 or more will be permanently acknowledged at the chapter house at the conclusion of the campaign.

Reaching out to Brothers: The Second Century Campaign Committee

Seventeen brothers have stepped forward to support this important fundraising effort with their time, talent and financial contributions.

Chair

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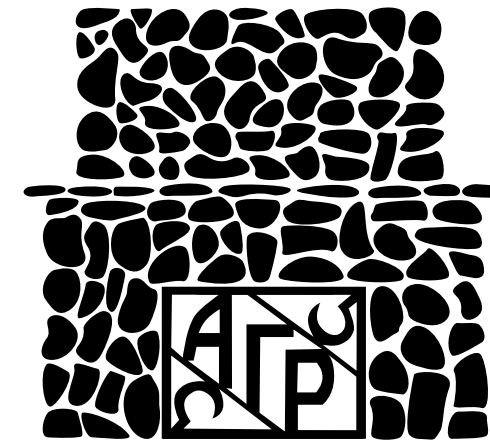
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Making Better Men

AGR 2nd Century at NDSU

Alpha Gamma Rho is planning a major house renovation to celebrate 100 years at North Dakota State University.



On the eve of AGR's first centennial at NDSU, we find ourselves at a crossroads. Our time honored tradition of "Making Better Men" is seriously threatened by mounting challenges on and off campus.

Code Compliance – At 80 years old, it's increasingly difficult for the chapter house to remain code compliant. Fire prevention is a primary concern. Required changes include fire sprinklers, improved exits on each floor, enclosed stairways, increased door widths and emergency lighting.

Student Housing Boom – NDSU is growing dramatically and investing significant resources in student housing to strengthen recruitment and retention of upperclassmen living on campus. At the university alone, students can choose from apartment style dormitories featuring kitchens and living rooms, and fully furnished suites. With no air conditioning, limited technology capabilities, cramped living quarters, and inadequate parking, it's becoming increasingly difficult for Epsilon Chapter to compete with dorms, off-campus apartments, and other fraternities with newer facilities. SAE has just completed a major renovation project, and FarmHouse is razing their chapter house and rebuilding.

The last major house renovation took place in 1969.

In the almost four decades since the last major renovation, roughly 625 young men or 38 graduating classes have lived at the chapter house. The north stairs are sinking and pulling away from the main structure. The south stairway must be enclosed for fire code compliance. Old windows and poor insulation are major energy draws. As the facility continues to age, maintenance and utility costs will only increase.

Developing an Appropriate Plan

With the assistance of YHR Partners, a Fargo-based architect, House Corporation and a volunteer committee have developed a chapter house building plan based on the following objectives:

- Improve chapter desirability to compete for top prospects
- Increase space per man
- Improve fire safety
- Improve the house study atmosphere through enhanced space and technology
- Expand parking

Options Considered

Renovate Only

The total cost to modernize the chapter house is estimated at \$600,000. Priority renovations would not enhance the long term viability of the chapter, but would improve the facility if sold in the future.

Demolish and Rebuild

According to building professionals, the cost to demolish the current structure and rebuild in accordance with city code requirements would be the most expensive option for AGR to consider. Expansion of the present footprint without thought to additional parking would not address priority chapter needs. Only 9 brothers can currently park on-site.

Sell – Relocate – Build

Although the chapter house sits on valuable real estate potentially worth \$750,000, the cost to relocate and build new is conservatively estimated at \$5 million. This total does not include the cost for acquiring new property. AGR's proximity to campus is considered "the best address on campus," and currently no parcels are available to duplicate this competitive advantage.

Renovate & Expand with Parking Purchase

Renovation and expansion of the present structure would position Alpha Gamma Rho most effectively for the next 100 years at NDSU. Creation of a new stairwell on the northeast corner of the house allows sensible and economical expansion opportunities. Expansion would eliminate 3- and 4-man rooms, providing enhanced and more comfortable living space for young men. To make expansion possible, purchasing neighboring property is necessary to provide additional parking required by Fargo city ordinances. Such a parcel has been identified, and once combined, would increase the total value of AGR's property.

Alumni Favor Plan

Thirty-eight alumni were consulted Spring of 2007 for critical reaction to planning to date. The need to address chapter house concerns was supported unanimously and the Renovate & Expand strategy was confirmed as the plan of choice.



Features:

- 2,900 square foot addition to the east, creating six new student rooms including a potential resident advisor suite
- Improved life safety features enhancing fire prevention
- Expanded baths and laundry
- Improved and expanded study space
- Air conditioning and improved heating efficiency
- Expanded parking
- Improved computer Internet access
- Handicapped accessibility on the main floor, including bath facility

