

10 Commandments of Chapter Facility Selection

- I. **Location** – How does the facility location connected to other chapter facilities, the campus community and the greater local community
- II. **Future Cost** – What is the condition of the potential facility repair, renovation, replacement and monthly overhead costs must be considered
- III. **Membership Trend** – Take a very objective look at your historical membership levels over the last 10 – 20 years. Chapter houses do not grow chapters in any substantial way unless they are brand new and head and shoulders above the other comparative facilities and then only if the chapter itself is also very attractive as a choice in their community.
- IV. **Total Cost** – You must determine the complete cost of a facility acquisition. A short list would include meeting state, municipal, and university code requirements. Occupancy permits, life safety requirements, furniture, renovation, repair issues. The bottom-line is you must determine the total cost to have the facility move-in ready for your members.
- V. **Budget Planning** – Create 2 budgets, one that includes acquisition costs and making the facility move-in ready and one that is a 5-year projection of all costs to operate the facility.
- VI. **House Corp** – Do you have a function House Corporation because they have to be the legal parties who will own & possibly manage this facility
- VII. **Alumni Support** – You must have a group of dynamic and engaged alumni willing to support the chapter and its facility both with time and money? The downward pressure of facility ownership and management can destroy a chapter; you will need a lot of help.
- VIII. **Campus/Greek Community** – What does the Greek communities peer facilities look like, how do they function, what do they charge, where are they located, how do their membership/live-in numbers compare to your group juxtaposed to number of beds by facility.
- IX. **Reality Check** – A chapter house will not fix, solve, or improve your operational issues. A chapter house will only amplify the character of your membership. If you have a dedicated, hard-working, code of ethics aligned membership a chapter house will make that even better. If you have a group of lazy, delinquent, mediocre academically dis-inclined alcoholics, the chapter house will increase the implosion exponentially.
- X. **Why Now?** – How does this desire fit into the organizations overall strategic plan? Don't have one? Get one, you have to have a great sense of why you exist, who you are, where you are and where you want to go before adding a chapter facility to the mix or it will drown you like an anchor.