



# THE GATOR SIG



## GAMMA THETA PROJECT UPDATE

*Construction Underway, Major Milestones Achieved*

*Read All About It!*

Worthy Brothers,

We are excited to report that the Gamma Theta chapter house project continues to advance, with several major milestones achieved as we move from planning to construction. Following the house corporation's approval of our revised plans, we have made significant progress in design, permitting, financing, and preparation for groundbreaking.

To ensure the project's success, we continue to rely on the leadership of the **Jordan Standard Team**, a group of distinguished Gamma Theta alumni who are industry leaders in design, construction, development, and finance. Their expertise has been instrumental in advancing the project through final design, permitting, and value engineering, keeping us on track for a **fall 2027 move-in date**.

Rising costs, driven by inflation and higher interest rates, required adjustments to our original 2020 plans. At that time, a ground-up new house was projected at approximately \$9 million. By 2025, that estimate had increased by more than \$5 million, exceeding our budget. As a result, we adopted a **hybrid approach** that combines new construction with a substantial renovation of the existing structure.

Engineering analysis confirmed the current building is structurally sound, allowing us to preserve key portions of the house while still achieving the planned **Collegiate Gothic** aesthetic consistent with

Florida's campus. This approach preserves and enhances key spaces while adding meaningful new amenities. It relocates and expands the underground chapter room to better accommodate chapter needs and initiations, retains the iconic band room as the only indoor tailgate space on Fraternity Row, and introduces a dedicated alumni room, made possible by brothers **Geoff Frazier '89** and **Clancey Bounds '91**.

The alumni space will feature private restrooms, comfortable seating with TVs for game days, a bar, and direct access to the "Bachus Backyard," creating an ideal setting for alumni to reconnect and enjoy game days at Sigma Chi.

This project represents the collective effort of countless dedicated brothers who have volunteered their time and expertise to move Gamma Theta forward. While permitting and construction timelines always carry some uncertainty, we are confident in our team, our plan, and our path ahead.

We look forward to sharing more updates and progress pictures via email as we move from groundbreaking toward a fall 2027 reopening.

In Hoc,  
**Gamma Theta House Corporation**

*Check inside for several progress updates!*

# Project Progress and Milestones

## ✓ Design and Permitting

Led by brother **Travis Vickers '92** of Vickers Design Group, permit-level plans have been completed and reviewed by the University of Florida, with EH&S (building permit) approvals expected in late May to early June.

## ✓ Construction Leadership

Construction will be led by Brasfield & Gorrie, under the direction of brother **Jim Ellspermann '92**. Their experience on major UF projects, including Condron Family Ballpark, brings valuable institutional knowledge to our team.

## ✓ Financing

We are pleased to report that construction financing has been approved through CampusUSA. We anticipate closing on our construction loan of \$5 million in late May, with groundbreaking and demolition scheduled for late May to early June.

## ✓ Timeline

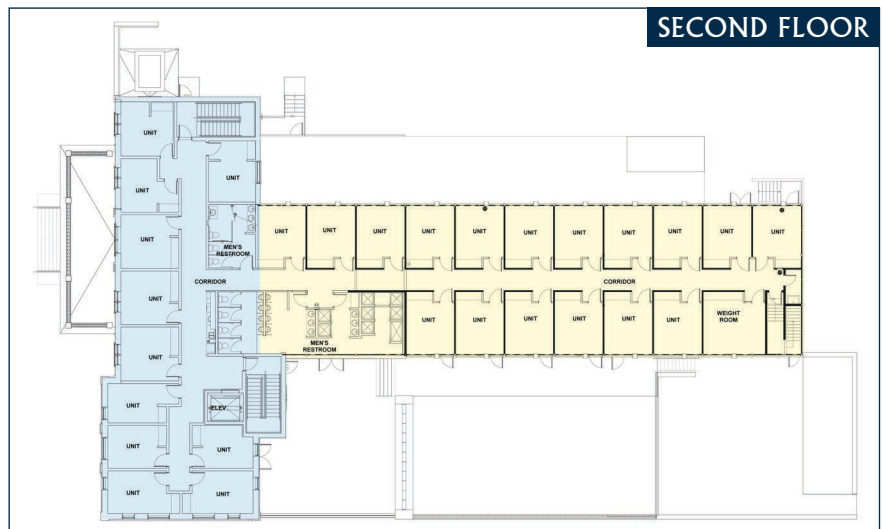
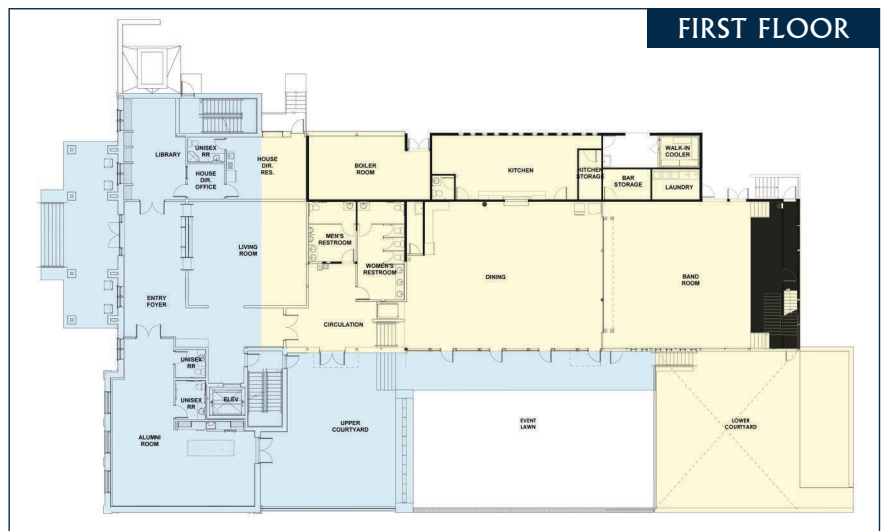
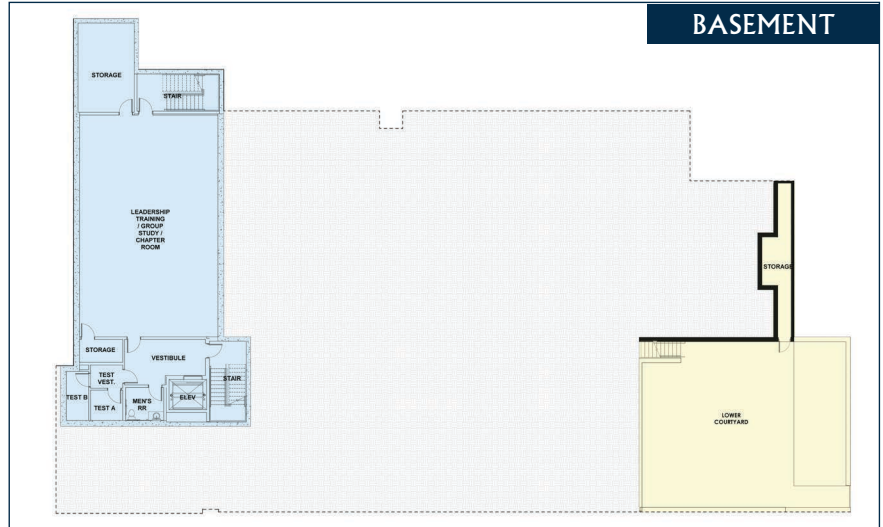
With permits and financing nearing completion, we remain on schedule for construction with a projected fall 2027 reopening.

## ✓ Brotherhood Continuity

During construction, the house corporation has secured housing, dining, and chapter meeting accommodations to ensure the active chapter remains strong and connected.

# UPDATED FLOOR PLANS

We are pleased to share the latest floor plans for our new chapter house design.



# Continued Fundraising and Support Opportunities

As we enter this next phase of the campaign, we want to emphasize that it's not too late to make your impact on the future of Gamma Theta. **We still need YOUR HELP** to build a chapter house that we can all be proud to visit and enjoy for generations to come.

## If you've already made a pledge, thank you!

If you can **complete your pledge EARLY**, it would significantly improve our cash flow during construction.

If you're able to **increase your support**, we can accomplish more, enhancing the project with fixtures, furnishings, outdoor barbecue space, artificial turf, and additional buildouts.

**Naming opportunities** remain available for those who wish to leave a lasting legacy.

Greater participation will allow us to reduce the amount we need to borrow, strengthen long-term financial performance, and deliver a finished product that exceeds expectations for our undergraduate and alumni brothers.



Scan to Make  
a New Gift  
or Add to  
Your Pledge



Scan to Update  
Your Contact  
Information  
(and receive email updates)

Email our campaign coordinator at  
[cmoore@penningtonco.com](mailto:cmoore@penningtonco.com)  
for inquiries about your existing pledge.

## The Jordan Standard Team

We want to recognize the dedicated team of Gamma Theta brothers leading the chapter house renovation and new construction project.

Jordan Standard Team members:

**Mark Weinberg '97**  
Executive Director,  
J.P. Morgan

**Todd Menke '90**  
Managing Partner,  
GenMark Property Group

**Travis Vickers '92**  
CEO,  
Vickers Design Group

**Jim Ellspermann '92**  
Regional Vice President,  
Brasfield & Gorrie

**John Briggs '62**  
Construction Attorney

**Paul Ellis '88**  
CEO,  
Foundry Commercial

In addition to these leaders, several other brothers have contributed their time and expertise behind the scenes, bringing together multiple generations of Gamma Theta alumni in support of this effort, resulting in significant cost savings to the project.

## House Renderings

The concept for the alumni room.



The concept for the new living room.

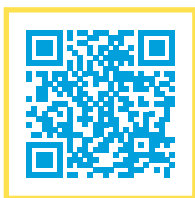


Conceptual renderings only—not for construction


# Gamma Theta Reaches New Milestones

This issue includes...


- ✓ The latest chapter house construction updates
- ✓ Alumni leadership information
- ✓ Alumni Weekend save the date!



Join our *Celebrating 100 Years - Building for 100 More* campaign to support our house project by visiting [ufsigmachi.causevox.com](http://ufsigmachi.causevox.com). We appreciate your support!



## THE GATOR SIG



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# FINISHING THE YEAR STRONG

## Recent Accomplishments, Alumni Weekend Info

**W**ith Gamma Theta's last semester in the current house coming to an end, I'm excited to share a brief update on how the chapter has been doing. We closed out fall 2025 with the highest GPA among all fraternities at Florida for the second consecutive semester, and we're looking forward to defending that title this spring. Additionally, we recently initiated eight new brothers as part of our spring '26 pledge class, and they're eager to begin contributing to Gamma Theta!

I'm also extremely proud to share that our chapter exceeded our goal to raise \$100,000 through Derby Days for the Huntsman Cancer Foundation this year. We appreciate the continued support which helped us get there.



Looking ahead, Gamma Theta's **fall 2026 Alumni Weekend** will take place **November 6-8**, highlighted by the Gators' home football game against the Oklahoma Sooners on Saturday, November 7. Full weekend details and registration will be out soon. I look forward to seeing everyone there!

If you have any questions or concerns about Alumni Weekend or chapter activities, or if you're in town and would like to drop by, please feel free to contact me.

In Hoc,  
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*Congratulations to Avery Bauer for becoming Florida Sigma Chi's 2026 Derby Girl. Avery raised more than \$8,000 for the Huntsman Cancer Foundation. She has shown what can happen when you combine devotion, talent, and beauty.*