

JOHN F. CARROLL COLUMBIAN CLUB
KNIGHTS OF COLUMBUS #5903
ENGLISHTOWN, NJ 07726

May 4, 2009

The following is an overview of the Club's New Building Project

PHASE 1

March 20, 2000 Special Building Committee Report and Recommendations was presented to the membership. Membership agreed with recommendations that the current building needs to be replaced and approved funding for feasibility study which included selling a portion of our property to fund a new building.

2000 thru 2005: numerous meetings with Monmouth County, Englishtown, Club's engineer, architect, appraiser, and lawyers, culminated in Monmouth County's purchase of Club property for the construction of the new LaSatta Avenue traffic pattern, which divided our property into two segments.

January 2, 2006: sale of property taken for the roadway to Monmouth County completed

October 2007: construction of the new LaSatta Avenue roadway completed through our property

January 2008: required sub-division of the Club's vacant property approved

April 2, 2008: sale of the Club's vacant property to private contractor completed

February 20, 2009: transfer of ownership of a portion of old LaSatta Avenue roadway to the Club completed. This portion of the vacated LaSatta will be used for parking for a new building.

February 24, 2009: new site and building application approved by Englishtown Planning Board

March, 2009: Water Street bridge re-construction started by County's contractor

PHASE 2

The Columbian Club's focus is to accelerate and move forward with the Building Project. A revised Building Project Committee has been created to manage all activities in **Phase 2**. The Committee is designed to accommodate the Administrative, Building Demolition, Project Management and Financial/Operational issues for the Project. The Committee Members and their responsibilities are as follows. **John Harris PGK** is responsible for securing firm bids for the demolition of our current old building. Demolition of the current building was voted upon and recommended by the Building Project Committee and the JFCCC Board of Directors. **John Ploskonka**, a professional engineer, is responsible for securing firm bids for the development of the new building site (grading of property, installation of utilities, drainage, lighting, curbing and walkways, installation of building footings and foundation, landscaping, etc.). **Randy Scott PGK** and his team are currently securing construction and mechanical specifications from our architect, using the current new building rendition as a working model. These specifications will enable us to determine the various costs of construction of a new building. Once these specifications are received, analyzed and bids are reviewed, a total cost of constructing a new building will be determined. The Building Project Committee will be guided by these results in their recommendations to the JFCCC Board of Directors in bringing the Project in on budget. **Bill Pierotti** and his team are responsible for developing the business plan consisting of financial options to support the Building Project, fundraisers and an operating plan designed to manage the on - going operations once the building is complete. Bill and his team will also develop acceptable accounting and record keeping methods as the Project progresses. **Lance Andrew PGK** is responsible for all Risk Management matters and contractor compliance.

PHASE 3

Phase 3 will consist of the final bidding and contractor selection process. During Phase 3, a formal presentation of the Project will be made to the General Membership for consideration.

PHASE 4

Upon approval by the General Membership, and the completion of the bridge project, construction will begin.

Periodic up-dates will be provided via meetings, e-mail, web site, and the Councillor.

Jerry Cole PGK

President JFCCC