



Newberg First United Methodist Church
A vibrant church that loves God, grows together, and serves others.

Dundee Task Force

Report for Newberg FUMC Church Council

July 2021

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SCOPE OF WORK

On May 19, 2021, Church Council Chair Chris Lee invited a task force to work on behalf of the Council to exercise due diligence on the Dundee Methodist property and advise the Council. Specifically, the Council asked the task force to:

- Contact and obtain information from the Dundee City Council regarding zoning and development restrictions, plus plans for the urban renewal project currently underway in Dundee. Are there any requirements that would impact the current and future use of this property? Are there any resources available to a church through the Urban Renewal Plan?
- Conduct an assessment of the property buildings and grounds, especially regarding the house/parsonage, to ascertain current condition and the feasibility and costs associated with making all of these properties usable, functional, code-compliant, and accessible. Especially useful would be a ball-park renovation cost estimate to make the parsonage either 1) a full time residence that meets current UMC parsonage standards or 2) a multi-purpose space for various ministries or nonprofit use.

This task force was invited to begin this work of assessment and determination of possibilities and give an update to Council by June 8 and final assessments plus recommendations by July 13.

Members who served on the task force: Joe Shipman, Norm Daviess, Patty White, Greg Pitman, and Pastor Casey Banks.

EXECUTIVE SUMMARY

The Purpose of this investigation of the United Methodist Church property which was the Dundee UMC was to determine the general condition of the facilities and establish a very rough probable cost for required work to keep the property in condition for continued service. The Newberg First United Methodist Church (NFUMC) has the opportunity to obtain the property for extension of outreach and ministry programs. This report is part of the due diligence to see if NFUMC wants to take advantage of the opportunity.

The property consists of a Sanctuary/Fellowship Hall (S/FH) building, an Education Building (EB), a Parsonage, a boundary fence and a parking lot. The S/FH, EB, and parking lot are in current use by a tenant congregation, By His Grace Fellowship. Based on all informal conversations known to the Dundee Task Force, use by the tenant congregation is anticipated to continue under a new lease. The Parsonage has been unused for an unknown number of years and would require significant interior remodel work to begin using it again.

The facilities were generally found to be in good condition with some repairs required to bring them up to full health. Most of the repairs/remedial work were found to be relatively minor except for work required to get the Parsonage into a usable condition. All of the buildings are in need of at least some re-roofing work of varying degrees of effort and timing. No conditions related to the building structural conditions were observed which would require remediation. With some repairs, no conditions were observed which would preclude the facilities from continuing to serve or be repurposed.

Cost of the upgrades will be driven by possible changes to the function of the facilities, the programs which will be incorporated into the facilities, the timing of the construction work and the cost of materials at the time of construction. Due to these many variables, it is not possible to provide a realistic range of probable construction costs until a more concrete vision is discerned. At the present time, to restore all the buildings back into good, functional condition, the probable total cost of construction is in the middle six figures range. This figure is very approximate and will change with time, conditions found during remedial work and programs installed.

POSSIBILITIES

1. Maintain Status Quo: Keep all existing buildings
 - Education Building needs repairs and re-roofing
 - Sanctuary/Fellowship Hall needs partial re-roofing
 - Parsonage - do not use but remove back hazardous steps. Replace roof within 10 years.

2. Maintain Sanctuary/Fellowship Hall and Education Building, Renovate Parsonage
 - Parsonage renovation costs are comparable to building new construction of equivalent square footage.
 - Parsonage could be used for nonprofit/business rental use, church use, or residential use.
(Education Building repairs and re-roofing)
(S/FH needs partial re-roofing)

3. Maintain S/FH and EB, Demolish Parsonage
 - Fire department might be willing to burn it as practice
 - Abatement of asbestos and lead paint would need to be resolved before burning
 - Once demolished, could either grass-over the empty space or build new construction
 - New construction must have commercial-use on ground level (residential could be above)

4. Maintain S/FH, Demolish Education Building & Parsonage
 - After demolition, church could construct a new, larger 3-story building with courtyard
 - Church would likely need to provide tenant congregation with a portable space for their children's ministry during construction
 - Some space in the new construction designated for children ministry or childcare
 - Other ground-level space in the new construction used for rental income by nonprofits or businesses
 - Upper levels could be residential
 - Church could seek grants or loans for a new construction

RECOMMENDATION

After investigating the property status and potential costs for various uses, the Dundee Task Force recommends Newberg FUMC Trustees purchase the Dundee UMC property for \$1 from the Oregon-Idaho Annual Conference of the UMC.

STATE OF THE PROPERTY

Located at 1110 Hwy 99W, Dundee OR.

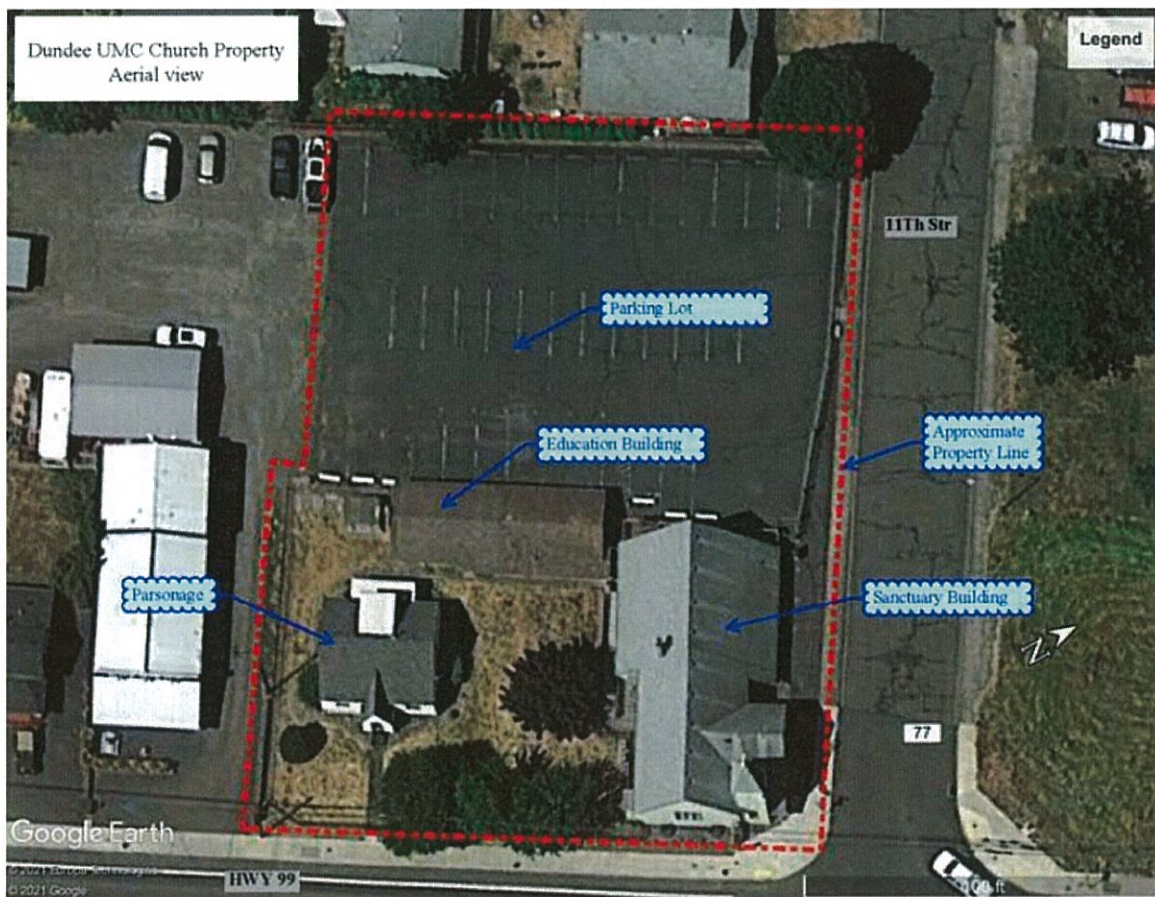
3 Buildings: Sanctuary/Fellowship Hall (S/FH), Education Building (EB), and Parsonage

The facilities were generally found to be in good condition with some repairs required to bring them up full health. Most of the repairs/remedial work were found to be relatively minor with the exception of work required to get the Parsonage into a usable condition. All of the buildings are in need of at least some re-roofing work of varying degrees of effort and timing. No conditions related to the building structural conditions were observed which would require remediation. With some repairs, no conditions were observed which would preclude the facilities from continuing to serve or be repurposed.

Cost of the upgrades will be driven by possible changes to the function of the facilities, the programs which will be incorporated into the facilities, the timing of the construction work and the cost of materials at the time of construction. Due to these issues it is not possible to provide a realistic range of probable construction cost to purpose the property for the desired ministries. At the present time, to get all the buildings back into good condition and functional the probable total cost of construction is anticipated to be in the middle six figures range. This figure is very approximate and will change with time, conditions found during remedial work and programs installed.

SITE DESCRIPTION

1. Aerial view (Google Earth)



2. Sanctuary Building

- a. Single and two story building of approximately 3000 square feet footprint.
- b. South half is a single story Sanctuary, North half is a two story



Fellowship Hall and upper room. Wood framing with crawlspace under the whole building.

View from main road. Entrance to parking lot is off 11th St.

Some water damage in the main entrance from rain getting into the bell tower.

Fellowship Hall has floating laminate floors. Two single-stall restrooms located through the archway on the left.

Archway on the right leads to stairwell to attic and hallway to Sanctuary.



Non-commercial kitchen with half original cabinets and half new.

Nursery space off the Fellowship Hall. Does not have a sink or bathroom nor any audio/visual connection from the sanctuary. Door to the nursery is solid; window must be added to meet UMC safe sanctuary policy.



3. Education Building



Single Story building of approximately 1000 square feet footprint.

Currently divided into two sections with multiple entry doors to the east portion.

Concrete slab-on-grade floor and wood framing.

Education building has multiple exterior doors that need replacing or repair. Roof on EB can go another 1-2 years with potential for leaks but would need replacing within 5 years to continue usage of EB.



Education building is currently used for children's ministry and storage. The tenant congregation has created a proscenium stage in the wall for puppet theater.



4. Parsonage

Two-story residential structure of approximately 1020 square feet footprint.

Crawlspace foundation.

Parsonage faces the highway. It's the only residence facing the main road in the Central Business District of Dundee.



5. Parking Lot

Parking lot contains approx 35 parking spaces and was re-stripped May/June 2021.

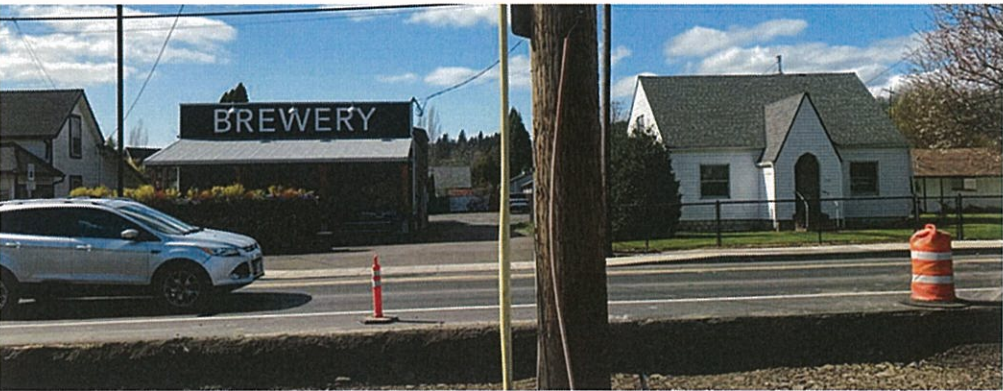
Church property is adjacent to a brewery. Currently the parking lots behind the church and brewery are connected but the OR-ID conference trustees are installing a chain link fence to prevent delivery trucks from using the church parking lot.



6. Boundary fence

Six foot high chain link metal fence around the parking lot

Four foot high chain link metal fence along the south boundary and the southern half of the west boundary.



7. Grass Yard space between the buildings. The city has asked that landscaping plants be placed along the fence/sidewalk. By His Grace Fellowship will complete this task.

Building Repairs

1. Sanctuary Building

- a. Roofing on the east side of the building needs to be replaced. It may be possible to get an additional 5 years of service from the existing roof if there are no significant storms during that period.
- b. The second story portion of the building at the south end above the Fellowship Hall is in an unfinished condition and would require interior finish work to be used. There would also be some additional electrical work and possible re-working to bring the electrical system to full service.
- c. The second story is currently not being used (except as storage) due to egress problems from the space. An exterior fire escape stair has been constructed on the north face of the building but there is a portion which is too narrow to meet code and the city will not allow occupancy of the space due to this issue. To make the space usable, this issue will require either removal of a section of the roof eave along the exit stair to eliminate a conflict between the roof and stair space or reconstruction of the stairs to move them further from the building.
- d. A new heating and air conditioning system has been installed in the building in the very recent past and is in excellent condition.
- e. The kitchen of the Fellowship Hall appeared to have appliances in good condition but they were not tested.
- f. Ventilation of the attic areas needs to be reviewed by a competent roofing contractor to determine if remedial work is required to provide adequate ventilation to prevent condensation.

2. Education Building

- a. The roofing shingles of the Education Building would need replacing within a couple of years to continue use of the EB. This would require removal of existing materials.
- b. The plywood roof sheathing will probably have to be replaced along at least some of the eaves due to deterioration. This condition was only observed in the soffit area (outside of the building) and the roof sheathing on the upper portion of the roof appeared to be in good condition where it could be observed. Thus the extent of the plywood replacement is anticipated to be a limited to just the lower portion of the roof.
- c. If it is desired to break the interior space back up into multiple rooms, then the interior partitions would need to be rebuilt.

- d. There is no plumbing in this building at the present time. To install bathrooms in this building would require either trenching and replacing the concrete floor or building elevated bathroom floors. The elevated floors would require revisions to the head height of the doors to maintain the minimum clearance requirements from floor to top of door.
- e. Location of the sewer outrun from the property was not determined and the length of run from the building to the mains may be a problem. If there is not sufficient elevation difference from the floor to the sewer mains to maintain the minimum pipe gradient then the sewer from the building would have to be pumped to the mains.

3. Parsonage

- a. Reactivating this building would require a lot of work. The ground floor includes a living room, kitchen, bedroom, bathroom, and an add-on room with a water heater and stove. Upstairs, there is a large landing and 2 bedrooms.



- b. The roofing material appeared to be in reasonably good condition but approaching the end of its service life. It may be possible to get five to eight years of additional service from the existing materials if there are not major storms. Structure under the roofing is such that new roofing materials can probably be installed over the existing shingles.
- c. There is asbestos exceeding the allowable limits in some of the floor coverings. One way to deal with the existence of asbestos is encapsulation. However, encapsulation would not be practical for this building because the existing flooring is too rough to install new flooring over it. Thus it would need to be removed and sent to an asbestos treatment facility. Due to the limited extent of the problem and the ease of removing the flooring, this may not be too significant of a problem or cost.



d. There is lead paint throughout the building. It is possible to paint over the existing paint or encapsulate it with new finish materials. However, if the desired function of the building involves residential use or involves the presence of young children, then this may not be a sufficiently robust remediation to be ethically acceptable.

e. The electrical system of the building is very old and would probably have to be replaced in its entirety. The fuses are the old style screw-in fuses with fusible links. Wiring has old insulation and is not installed in conduit where it is exposed.

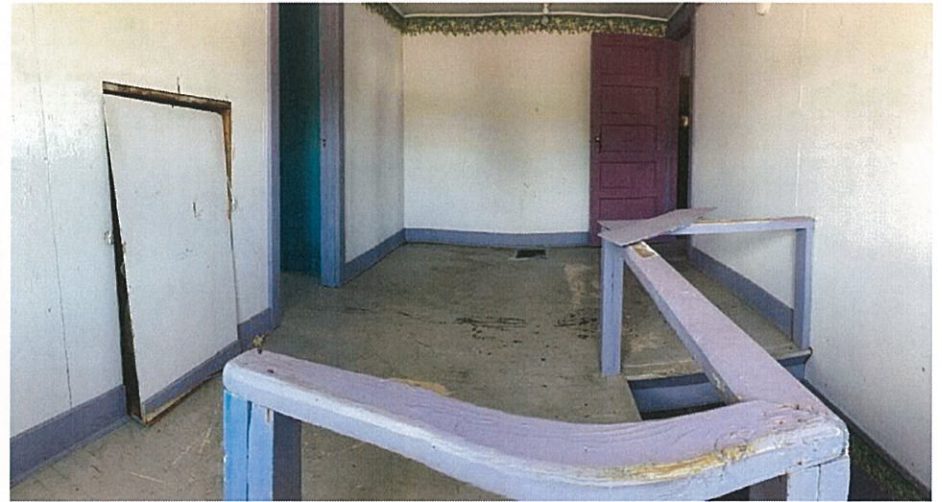


f. The heating system for the building is totally unserviceable. The current system is a single oil-fired furnace sitting in the living room and heat for the upper level just migrates up due to the lighter nature of the warm air. There is no existing ductwork.

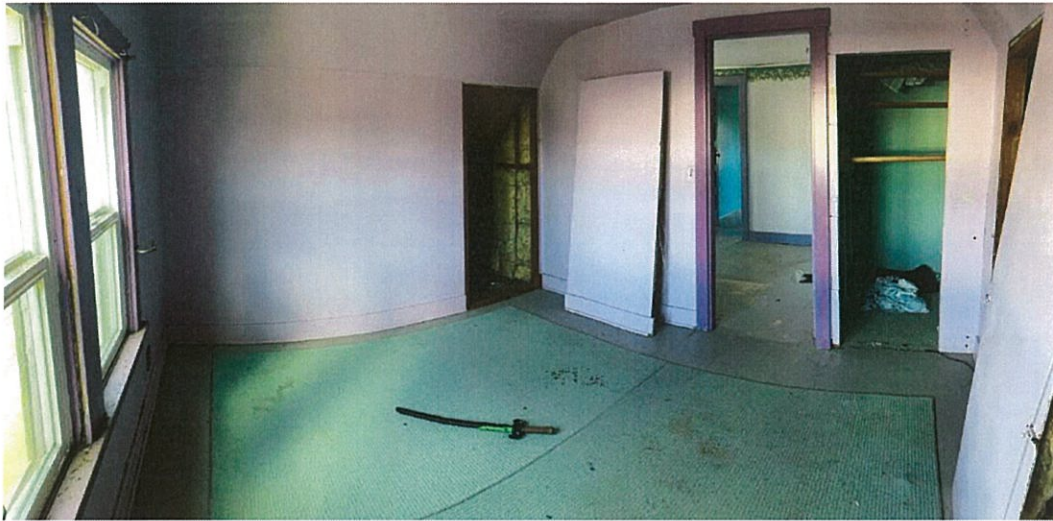


g. The oil tank for the system is located outside the building on a very rickety stand and the tank does not look to be in good condition. It is recommended that this tank be removed and discarded in the very near future.

h. The building has not been occupied for several years and the interior finishes are completely destroyed. It would require a full removal and replacement of the interior finishes on the walls, floors and ceilings. Mold is suspected, and if present, that would entail removal of the wall coverings to the studs and replacement with new sheetrock



i. Ventilation of the attic areas needs to be reviewed by a competent roofing contractor to determine if remedial work is required to provide adequate ventilation to prevent condensation.



j. The exterior finish on the building is a thin vinyl siding material. There are locations where this siding material has been damaged and the appearance of the damage may indicate that the material has become brittle due to exposure. There was too much variation in the siding condition around the building to determine if there are just localized spots which will need work or if residing of the building is in order.

k. If the church opted to demolish the parsonage, rather than renovate, the fire department would likely be interested in burning it for training.

4. Parking Lot

a. There is a tree at the north property line which has been reported to be doing damage to building on the adjacent neighbor's property. This tree needs to be removed. The conference trustees are arranging plans for this.

5. Boundary fence

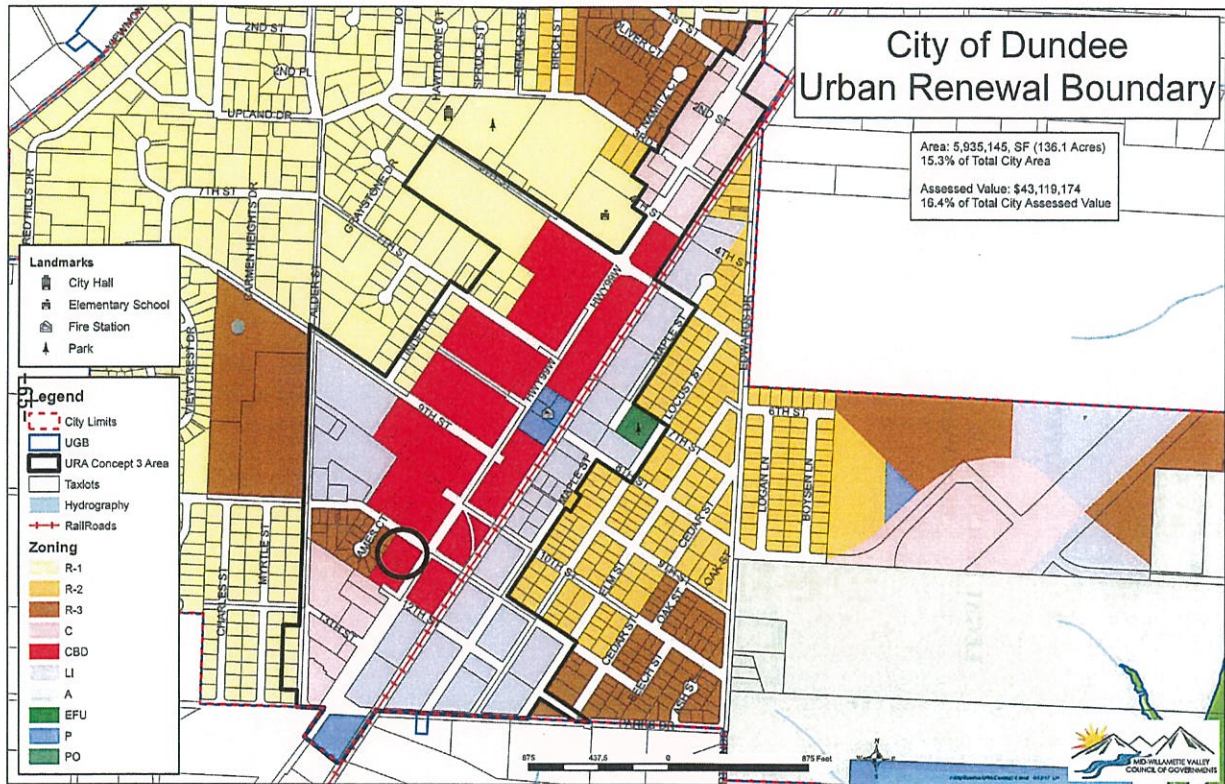
- a. The existing boundary fence is in very good condition and does not require any work at this time.
- b. The boundary fence along the west edge of the parking lot has been removed due to being located over on the adjacent property. To fully fence the property, this section of fence will have to be installed.

Due to the very short time window for this investigation, it was necessarily limited. Also, in any remodel project, there are always undiscovered conditions which will have to be addressed. However, through talking with people currently using the facility and observations in the field, no major issues with the facilities were determined. The probable cost of construction to fully rehabilitate and repair the buildings is probably in the middle to upper six figure range and will increase with time. Renovating the parsonage would be the bulk of this total cost. Not all the work on the property needs to be done immediately, and it would be possible to spread the total cost over a number of years as various upgrades are done and new uses of the buildings are instigated.

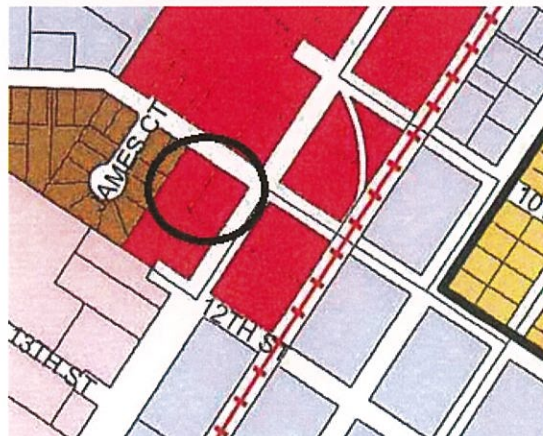
DUNDEE URBAN RENEWAL PLAN

On April 18, 2017, Dundee City Council adopted the Dundee Renewal Plan to undertake projects intended to eliminate “blighted” conditions in Dundee and stimulate private development. There may be some funds available through the URP we could apply for to update the siding of the church to match the new Dundee design standards.

Full Dundee Urban Renewal Plan is available at <https://www.dundee.org/urbanrenewal>



Church property located at the South end of the Central Business District



DUNDEE MUNICIPAL CODE

Section 17.202.020 of the Dundee Municipal Code provides a table that lists the uses that are allowed by each of the city's base zone. The Dundee Church property is in the Central Business District (CBD) zone.

Full Municipal Code available at <https://www.codepublishing.com/OR/Dundee/#!/DundeeNT.html>
Navigate to "Title 17 Development Code" in the left pane

The Dundee Task Force inquired whether any initial ideas that emerged from the all-church meeting about Dundee would be unallowed by the city codes, and all ideas were permissible. Among the allowable uses in the Central Business District are:

- Dwelling(s), above permitted ground floor commercial (note: there is a height limit of 3 stories)
- Family Care Home
- Church
- Community Building
- Day Care Facility, Preschool
- Business and Professional Offices
- Medical/Dental Clinic

The municipal code 'grandfathers' in existing single family residences (parsonage) and allow them to be expanded, modified or altered. However, a new structure designed exclusively for residential use is not allowed.

ASBESTOS & LEAD PAINT

The Dundee Task Force employed Atlas Labs to test the parsonage, originally built in 1939 and remodeled in 1951, for the presence of asbestos or lead paint. Both were found to be present and would require professional abatement for renovation or demolition. The full Atlas Labs test results are included in this report.

Additional Information to Interpret the Atlas Labs results:

For asbestos, the values from the analysis are listed as ND for “not discovered” if the sample was found to not have asbestos. If asbestos is found in the sample then the percentage by volume of asbestos in the material is listed in the table. Any value exceeding 1% requires remediation by a qualified asbestos removal firm.

There are two categories of lead related to paint. For very minor amounts of lead, the category is considered to be lead-in-paint. If higher levels of lead are found to be in the paint, then the category is considered to be lead-based paint. The lead-in-paint category is acceptable and no remedial action is required. For the lead-based paint category, either the paint has to be removed from the facility or it has to be encapsulated by covering it in some permanent manor. The current EPA definition of lead-based paint is 5,000 parts per million ppm by weight. However, since 1978 the Consumer Product Safety Commission has banned lead-based paint above 600 ppm and lowered the level to 90 ppm in 2009.

Thus, samples with less than 5000 ppm currently would not be indicative of lead-based paint and not required remediation. However, that level may be dropped to as low as 90 ppm in the future.

Of the 4 paint samples taken, 3 would be considered the lead-in-paint category (less than 5000 ppm) and 1 would be considered lead-based paint (more than 5000 ppm).

BUDGET 2022 CONSIDERATIONS

Income

Dundee Rental Income = \$18,000 (*if Newberg FUMC drafts a new lease with By His Grace Fellowship and keeps their rent at \$1500 per month*)

Expenses

Insurance = additional \$1,247

Church Mutual provided an estimate for adding the Dundee property to our existing coverage, with the Sanctuary/Fellowship Hall replacement cost set at \$684,000 and the Education building replacement cost set at \$224,000. The parsonage was excluded from this insurance review. The additional premium would raise our current annual premium of \$9,178 to \$10,425.

Maintenance/Repairs: No immediate repairs are needed to continue current uses, but Council should make plans to address the concerns raised in the State of the Property report either in 2022 or as needs arise, in accordance with the long-term vision for the Dundee campus.

Asbestos & Lead Paint Abatement: No cost estimate available at this time.

Demolition of Parsonage: If Council decides to demolish the parsonage in favor of constructing something new, the fire department would like to use it for burn practice. It is unclear whether the church would be legally required to remove the asbestos and lead paint from the parsonage prior to burning, but the Task Force strongly feels the church should exercise responsible abatement of the hazardous materials to protect Dundee's residents.

Utility bills for S/FH and Ed. buildings are paid by tenant congregation.

In 2020, the average monthly utilities were:

City water/sewer =	\$141.75
Electric (PGE) =	\$182.63
NW Gas =	<u>\$161.75</u>
Total =	\$486.13

LEASE AGREEMENT

between the

Oregon-Idaho United Methodist Conference and

Newberg Word of Faith Center

This Lease Agreement is entered into between the Oregon-Idaho United Methodist Conference as lessor and the Newberg Word of Faith Center as lessee and tenant. The lessor and lessee agree to the following:

Recitals

The lessor, Oregon-Idaho United Methodist Conference, is the sole owner of the premises herein described.

The lessee, Newberg Word of Faith Center, is a 501(c)(3) non-profit organization under the Internal Revenue Service Code, and a non-profit corporation organized under the laws of the State of Oregon, and plans to use the said premises in ways that include the broad mission of the lessor.

Lease Summary

- A. **Leased Premises:** The leased property consists of the church campus located at the corner of Highway 99 and 11th Avenue, in Dundee, Oregon, and includes the main building, a semi-detached education wing building, and the parking lot. The leased premises do not include the separate house adjacent to the church building which has previously been used as a parsonage.
- B. **Dates of Lease:** The term of this lease shall be for 12 months to commence on September 1, 2016 to August 31, 2017. Subsequent lease terms will be negotiated between the parties for successor periods.
- C. **Early Termination of Lease:** The lessor may terminate the lease by a 120-days written notice without cause or by a 15-day notice for failure to comply with any of the terms herein.
- D. **Lease Payments:** Rent shall be due on the first day of the month. Rent paid later than a 10 day grace period shall be charged a \$50 late fee. (Partial months shall be

prorated at the appropriate amount for that rental year.) The rent shall be \$1,500.00 per month, and payable as set forth by lessor. First and last months' rent shall be due on signing of this agreement.

1. **Premises**

- A. **Lease of Premises:** The lease of the premises summarized in 1.A. of this lease shall be solely for the purposes within the general mission of lessor.

- B. **Acceptance of Premises:** Lessor makes no representations or warranties to lessee regarding the premises, including the structural condition of the premises, condition of all mechanical, electrical and other systems on the premises. The lessee shall be responsible for performing any work necessary to make premises satisfactory to lessee for their use. By signing this lease, lessee acknowledges that it has had adequate opportunity to investigate the premises; acknowledges responsibility for making any needed corrections, alterations and repairs necessary for lessee's use. Lessor has never occupied the said premises. All corrections, alterations and/or repairs shall be carried out in compliance within state and city codes and regulations and in consultation and agreement of the Representative of lessor. **Lessee understands that certain repairs may be needed before the upstairs can be occupied.**

- C. **Lessor's Right of Entry.** Lessor shall have the right of entry at reasonable times and without interrupting the lessee's use of the church. The parties understand that the lessor is researching the possibility of sale of the premises in the future.

- D. **Overloading of Floors.** Lessee shall do nothing to cause the floors to be overloaded with heavy items.

- E. **Operation.** Lessee is responsible for regular maintenance inside and out, working smoke alarms, building security, and other requirements mandated by governmental organizations having jurisdiction of the premises.

2. **Utilities, Janitorial Services, Garbage Service, Insurance, Licensing**

- A. **Utilities:** The lessee shall pay for all utilities supplied to the premises, including but not limited to water, electricity, heat and garbage service. The lessor shall not be

liable for any loss, injury or damage to person or property caused by or resulting from any variation, interruption, or failure of utilities due to any cause whatsoever.

- P. **Janitorial Services:** The lessee shall provide all and necessary janitorial services to the premises and agree to maintain the premises in a clean condition at all times during the term of this lease. Tenant agrees to provide janitorial service to the education wing annex and landscaping and to keep the said areas clean and in good condition.
- C. **Taxes:** The lessee shall pay all taxes, if any, with respect to the buildings and property. Further, lessee shall pay any taxes on their personal property, as required by governmental organizations.
- D. **Insurance:** The lessee shall obtain and maintain adequate general liability insurance with broad form property damage and contractual liability endorsements. This policy shall name lessor as additional insured using an endorsement form acceptable to the lessor. The endorsement shall include the activities of lessee's employees, officers, agents, congregants, contractors, customers, clients, visitors, and guests and shall hold the Lessor harmless from liability for any and all losses, personal injury, or bodily injury arising from Tenant's activities. Lessee shall furnish a copy of this policy to the lessor.
- E. **Licensing:** The lessee and its activities shall be in compliance with all applicable federal, state, and local rules, regulations, and statutes, including all licensing requirements.

3. **Liens**

The lessee shall not subject the Lessor's assets to any liens or claims of lien.

4. **Safe Sanctuary Policy**

The lessee shall provide the lessor with a copy of lessee's written policy on how lessee protects vulnerable children and adults from and against abuse that meets the minimum standards set by the Oregon-Idaho Annual Conference. Lessee will abide by and enforce these minimum standards set forth by lessor. (see <http://www.umoi.org/abuseprevention>)

5. **Security of Premises**

The lessor shall provide the lessee with keys which fit all doors and other locks.

6. **Signage**

Lessee shall obtain lessor's written consent as to size, location, materials, method of attachment and appearance, before installing any signs upon the premises. Signage shall be at lessee's expense and adhere to the City of Dundee's sign regulations. Lessee shall not deface or damage the premises in installing or removing signage, or shall repair any and all injury or damage to the premises caused by installation or removal.

7. **Legal Compliance.** Lessee will comply with regulations of all governmental organizations having jurisdiction over the said premises.
8. **Permission to sublet premises.** Lessee may sublet the said premises during the term of this lease, by permission of the lessor, to a 501(c)(3) organization and non-profit registered with the State of Oregon, on the condition that the sub-lessee carries insurance in the amount requested by Lessor, with the Lessor added as an additional insured on the insurance policy, and such sublettee to have a mission not inconsistent with the mission of lessor.
9. **Use and occupation.** Lessee shall use the premises in a use not inconsistent with the mission of Lessor.
10. **Election of lessor on termination.** Lessor may elect to have fixtures removed or remain on the premises. On termination of this lease, lessor shall have the right to elect to have fixtures, which were attached by lessee, remain in place, or elect to have them removed and all damage repaired, at the election of lessor.
11. **Liquidated damages.** In the event damages are difficult to determine under this Lease Agreement. The parties agree on liquidated damages of \$100,000
12. **Lessee improvements.** Lessee is granted permission to make improvements (e.g. install new carpeting, painting, completion of remodeling upstairs, repair of ramps and other similar items)
13. **Governing Law.** This Lease shall be governed by the Laws of the State of Oregon.
14. **Notices.** Notices shall be sent as follows:

To the lessor: Dan Wilson-Fey, Treasurer.

Oregon-Idaho United Methodist Conference

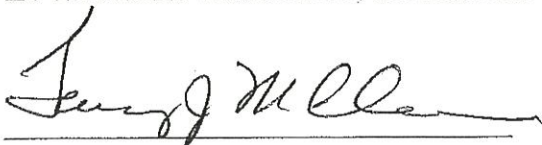
1505 SW 18th Avenue
Portland, OR 97101
503-226-7931

To the Lessee: Michael Miller

20925 NE Niederberger Road
Dundee, OR 97115
503-730-7969

15. **Attorney's fees and costs.** If a dispute is brought, the prevailing party shall be entitled to attorneys and costs.
16. **Assignment and subletting.** Assignment of this lease is not permitted. Lessee may sublet under terms and conditions herein, to a sublettee that has a similar mission as lessor and who is an organization registered under the Internal Revenue Code under section 501(c)(3), registered with the Secretary of State of Oregon, and provides insurance with coverage as much as included herein, and naming lessor as additional insured, and furnish a copy of the said policy to lessor.
17. **Hazardous materials.** No hazardous material shall be stored or used at any time in the premises. Gasoline for lawn care may be stored in the shed provided for that purpose.
18. **Waiver of rights.** Waiver of any right or failure to force compliance is not to be considered as a waiver of any future right under this lease.
19. **Use of building by other parties.** Lessee and lessor may agree on the non-exclusive use of certain parts of the buildings by third parties (e.g. Newberg United Methodist Church) if such occasion should arise.

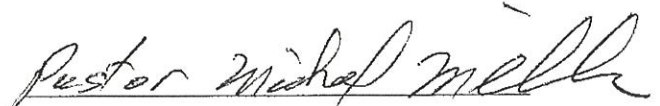
IN WITNESS WHEREOF, this lease has been executed the date and year written below:



Lessor (O-I Chair of Trustees)

By authority of the Board

9-1-16



Lessee (Newberg Word of Faith Center)

By authority of the Board

9-1-16

Insurance Review

Prepared For

FIRST UNITED METHODIST CHURCH NEWBERG OREGON
1205 DEBORAH RD
NEWBERG, OR 97132-2004

Prepared By

Molly C Wilson, Account Manager
Church Mutual Insurance Company, S.I.
3000 Schuster Lane
Merrill, WI 54452

Ph: 800 554-2642, then press "1"

Fax: 855-264-2329

mwilson@churchmutual.com

Web: www.churchmutual.com

June 14, 2021

Long-standing Commitment to America's Houses of Worship

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More than a century of refinements, enhancements, and expansions have made Church Mutual the leading insurer of worship centers and related institutions in the United States.

Church Mutual provides property and liability protection to worship centers of all denominations and sizes, as well as to schools, colleges, camps, denominational offices, and senior living facilities. We insure more than twice as many religious organizations as any other insurance company.

Church Mutual is rated "A (Excellent)" by A.M. Best Company. Additional financial stability is gained through well respected reinsurance organizations.

We are a mutual company, so our policyholders actually own Church Mutual. There are no stockholders and we are not affiliated with any other organization.

All Church Mutual policies are nonassessable.

Visit our Web site at www.churchmutual.com.

Service You May Expect From Your Representative

- A comprehensive survey of your property, which becomes the foundation of a professional, tailor-made program for your ministry.
- Help in establishing accurate values on your properties--based on today's building costs.
- A step-by-step explanation of insurance coverages and cost for you and your administrative board.
- Loss control recommendations which could reduce theft and vandalism losses, fires, and other property damage, or reduce your exposure to lawsuits.
- Updates of your coverages and information about new coverages as they are developed.
- Insurance cost estimates for proposed construction projects or purchases.
- Initiation of fast, fair claims processing.

Series A Multi-Peril Property Protection

Only one deductible applies per covered loss unless otherwise noted.

Schedule of Property Insured

Church

1205 Deborah Rd, Newberg, OR, 97132

Cause of Loss: Special

Building: \$4,501,000 at Replacement Cost with Agreed Value (100% coinsurance)

Deductible: \$1,000 each occurrence

Earthquake has a 10% each occurrence deductible.

Theft of named insured's property also is a covered cause of loss.

Glass broken by vandals is covered in full (less your deductible).

Church

1205 Deborah Rd, Newberg, OR, 97132

Cause of Loss: Special

Insureds Personal Property: \$675,000 at Replacement Cost with Agreed Value (100% coinsurance)

Deductible: \$1,000 each occurrence

Earthquake has a 10% each occurrence deductible.

Theft of named insured's property also is a covered cause of loss.

Garage

1205 Deborah Rd, Newberg, OR, 97132

Cause of Loss: Special

Building: \$29,000 at Replacement Cost with Agreed Value (100% coinsurance)

Deductible: \$1,000 each occurrence

Earthquake has a 10% each occurrence deductible.

Theft of named insured's property also is a covered cause of loss.

Glass broken by vandals is covered in full (less your deductible).

Garage

1205 Deborah Rd, Newberg, OR, 97132

Cause of Loss: Special

Insureds Personal Property: \$60,000 at Replacement Cost with Agreed Value (100% coinsurance)

Deductible: \$1,000 each occurrence

Earthquake has a 10% each occurrence deductible.

Theft of named insured's property also is a covered cause of loss.

Lessors Risk- Church

1100 N Hwy 99w, Dundee, OR, 97115

Cause of Loss: Special

Building: \$684,000 at Replacement Cost with Agreed Value (100% coinsurance)

Deductible: \$1,000 each occurrence

Theft of named insured's property also is a covered cause of loss.

Glass broken by vandals is covered in full (less your deductible).

*This is not a contract or an offer of coverage. It is a description of coverages that can be purchased.
Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.*

Insurance Review



Lessors Risk- Ed Wing

1100 N Hwy 99w, Dundee, OR, 97115

Cause of Loss: Special

Building: \$224,000 at Replacement Cost with Agreed Value (100% coinsurance)

Deductible: \$1,000 each occurrence

Theft of named insured's property also is a covered cause of loss.

Glass broken by vandals is covered in full (less your deductible).

Inland Marine

<i>Item</i>	<i>Limit</i>	<i>Deductible per Occurrence</i>
Musical Instruments	\$50,000	\$500

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Series A Multi-Peril Property Protection

Covered Causes of Loss: Special Form

Direct physical loss is covered unless specifically excluded in your policy. Examples of covered causes of loss include: fire; lightning; explosion; windstorm; hail; smoke; aircraft; vehicles; riot; civil commotion; vandalism; sprinkler leakage; sinkhole collapse; volcanic action; damage by burglars; sonic boom; falling objects; weight of snow, ice or sleet; water damage (not flood); collapse due to specified causes; accidental breakage (except for statuary, glassware, marble, china and porcelain), spills, stains, scratching or marring; roof damage due to freezing and resulting water damage; and backed-up water from sewers and drains.

Some causes of loss not covered are: earth movement (except sinkhole collapse), nuclear hazards, power failure, war, flood, mudslides, seepage, industrial smoke, and normal wear and tear.

Loss or damage by fungus, wet rot, dry rot, or bacteria that is a result of a covered loss, is limited to \$50,000, which includes pretesting expenses.

Systems and Equipment Breakdown Coverage

Church Mutual multi-peril policies automatically provide Systems and Equipment Breakdown Coverage. This means that mechanical breakdown, artificially generated electrical currents, steam boiler explosion, and internal damage to steam boilers are considered as additional covered causes of loss.

Among the items included in the Systems and Equipment Breakdown Coverage are your:

- Computers, telephone systems, fax machines, and copiers
- Sound, lighting, and video equipment
- Air conditioning motors, compressors, systems, and piping
- Electrical cable, wiring, panel boards, switch gear, and transformers
- Engines, motors, compressors, turbines, pumps, fans, blowers, and generators
- Steam boilers, steam piping, steam turbines, steam engines, and gas turbines
- Alarm systems, elevators, and much more

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Extensions and Additional Coverages

Several coverage extensions and additions are automatically included in your policy. They apply to property covered under the Building and Personal Property Coverage Form. Please refer to the separate listing for details.

Crime (other than theft of property)

Theft of money and securities: \$10,000, with a \$250 deductible.

For worship centers, the limit is doubled one week before through one week after three special days of your choosing.

Blanket Bond: \$25,000, with no deductible.

Forgery and Alteration: \$25,000, with no deductible.

Identity Theft

Persons covered include your clergy, religious institution business administrator, head of school or college, camp director, and senior living facility administrator.

Relatives residing with covered individuals also are protected.

- Case Management Service for up to 12 months.
- Expense Reimbursement up to \$15,000.

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Series A Extensions and Additional Coverages

These coverages are automatically included in the *Series A*. Church Mutual will pay up to:

1. \$2,000,000 for newly constructed buildings for up to 180 days.
2. \$2,000,000 for newly acquired buildings and their contents for up to 180 days.
3. \$25,000 for personal property of others, at your premises and under your care, custody or control, at replacement cost.*
4. \$25,000 for business personal property of clergy, at replacement cost.*
5. \$5,000 for personal tools and equipment of volunteers, officers, trustees, employees, members and guests, if the tools and equipment are being used for construction, renovation or repair of an insured structure.*
6. \$25,000 for valuable papers and records, including computer records.
7. \$25,000 for property temporarily off-premises, anywhere in the world, for up to 180 days.
8. \$25,000 for outdoor trees, plants, shrubs, and lawns, damaged by fire, lightning, explosion, riot, civil commotion, aircraft, theft, vandalism, and vehicles, up to \$2,500 per item.
9. \$25,000 for on-premises outdoor structures, including maintenance buildings and their contents, statuary, fences, pavilions, light poles, television antennas, and satellite dishes.
10. 10% of the insurance amount on dwellings for related structures, 5% for your property in the dwelling, 10% for loss of dwelling rental value, and 10% for additional living expenses you incur for the occupants who are your employees (including your clergy).
11. 25% of the loss (subject to policy limits), plus \$25,000, to remove debris of covered property.
12. Your policy limit for covered property moved off-premises, for up to 30 days, to protect it from a covered cause of loss.
13. \$50,000 for fire department service charges.
14. Actual cost to recharge fire extinguishers after their use in fighting a fire on your premises, and the cost to recharge fire suppression systems due to leakage or discharge at your premises and caused by a covered cause of loss (fire, for example).
15. \$250,000 for extra operational expenses and loss of business income after an insured loss.
16. \$10,000 for lock repair or replacement if keys are stolen in an insured theft loss.
17. \$10,000 for refrigerated food spoilage if caused by an off-premises power failure.
18. \$20,000 as an arson reward.
19. \$10,000 for pollution cleanup due to a covered cause of loss.
20. \$500,000 for loss of undamaged portion of a building which must be demolished, demolition costs, and increased cost of construction, due to enforcement of building ordinances.

**These coverages are excess over any other insurance that applies to the loss (homeowners insurance, for example). We cover the deductible of the other insurance and amount of loss that is not covered by other insurance, subject to the limit specified in your policy.*

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Series A Multi-Peril Liability

General Liability

Insures your organization, members, clergy, board members, employees, volunteers, and most organizations you control for claims for negligence involving your premises, sponsored activities (on-or-off premises) operations, products (including food preparation), construction, athletics, and the use of nonowned watercraft.

\$ 2,000,000 Each occurrence (bodily injury and property damage)
\$ 5,000,000 General annual aggregate
\$ 2,000,000 Personal and advertising injury
\$ 2,000,000 Products and completed operations annual aggregate
\$ 1,000,000 Property damage legal liability (any one loss)

Coverage for Personal and Advertising Injury does not include claims brought by an Affiliated Entity that allege wrongful eviction, wrongful entry into a premises, libel or slander.

Medical Expenses

Covers expenses of members, guests and volunteer workers who are injured on your premises or while participating in your sponsored activities on or off premises. Covers expenses incurred and reported to us within three years of the injury. This coverage is provided regardless of fault.

\$15,000 per person, subject to the each occurrence and general aggregate limits shown above.

- For members, guests, and volunteers:
 - Injuries from athletic and physical training activities are covered on an excess insurance basis.
 - Injuries from other activities are covered on a primary insurance basis.

Loss of life endorsement: \$15,000 per person; \$20,000 per accident

Wage Loss Coverage (excluding athletics): \$5,000 per person; \$50,000 per occurrence

Sexual Misconduct or Molestation Liability

Protects your organization and, while acting within the scope of their duties, your members, clergy, officers, board members, employees and volunteers. No protection is provided to anyone who participated in the act of sexual molestation or misconduct.

Limit: \$1,000,000 each claim; \$1,000,000 aggregate

Medical expense limit: \$10,000 per person; \$50,000 aggregate (includes counseling expenses)

Hired and Nonowned Automobile Liability

Provides liability protection for your organization when you rent or borrow a vehicle for use on official business and when vehicles owned or driven by your employees or anyone else are used on the job or on behalf of your organization. Your clergy, officers, employees, and volunteers are also protected. This coverage is "excess," meaning that it applies after any other valid and collectible insurance is paid.

- Liability: \$2,000,000 each occurrence; \$5,000,000 annual aggregate
- Damage to the vehicles you rent is covered for up to \$250,000 each consecutive annual period.
There is a \$250 deductible for each covered auto.
- Medical expense: \$15,000 each person; \$25,000 annual aggregate

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Supplementary Payments

- All payments incurred in your defense for General Liability, Sexual Misconduct or Molestation Liability, and Hired and Nonowned Automobile Liability (if quoted).
- Expenses you incur at our request, including up to \$250 per day in lost wages.
- Up to \$500 for damage to property of others at your activities, even if you are not legally responsible.

Legal Defense Coverage

This coverage provides a specific limit of insurance for defense costs for most lawsuits (and administrative hearings) not covered by the multi-peril policy. Examples include contract disputes and landlord/tenant disputes.

Limit is \$5,000 each incident; \$15,000 aggregate

Catastrophic Violence Response Coverage

For reasonable and necessary expenses following a qualifying violent incident that occurs on your premises during an activity you sponsor and results in the serious injury, death or hostage situation of two or more persons (not including perpetrators).

Limit is \$50,000 per person, \$300,000 per incident, and \$300,000 for the term of the policy.

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Series A Professional Liability

Counseling Professional Liability

Inexpensive protection for your organization, employees and volunteers who counsel under your direction and control and within the scope of their duties.

Limit is \$2,000,000 each claim; \$5,000,000 aggregate; Defense costs: Outside limit

Directors, Officers and Trustees Liability

This errors and omissions coverage protects your directors, officers and trustees against lawsuits alleging matters such as conflict of interest, failure to exercise good judgment, improper (but not dishonest) use of funds, and breach of fiduciary duties. Spouses also are covered if named in a covered lawsuit (coverage for spouses is not yet available in Florida). Your organization also is covered if it is required to indemnify such individuals involved in the lawsuit.

Directors, Officers and Trustees Liability coverage includes Affiliated Entity Dispute Legal Defense Coverage, without a retention, at \$25,000 for each wrongful act with a \$50,000 aggregate limit for all wrongful acts.

Payment of court judgments and legal costs are provided if the claim is made while the policy is in force and if you had no prior knowledge of the wrongful act.

Aggregate limit is \$1,000,000; Retention is \$1,000; Retro date is 08/10/2019; Defense costs: Inside limit

Employment Practices Liability

Employment practices liability insurance provides claims-made coverage in three major areas relating to employees: discrimination, wrongful termination, and sexual harassment.

The policy protects your organization, which is the named insured, and also your past, present and future directors, officers, trustees, clergy and employees for claims made by employees and prospective employees.

Aggregate limit is \$1,000,000; Retention is \$5,000; Retro date is 08/10/2019; Defense costs: Inside limit

Employee Benefits Liability

Employee benefits liability provides claims-made coverage for negligent acts or omissions arising out of the administration of your employee benefits program.

For example, your failure to enroll an employee in your life insurance, health insurance, disability insurance or pension plan is a covered omission.

Limit is \$1,000,000 each claim; \$3,000,000 aggregate; Retro date is 08/10/2019;
Defense costs: Outside limit

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Insurance Review



Your Premium Summary

Date: 06/14/2021

Prepared for: FIRST UNITED METHODIST CHURCH NEWBERG OREGON
City: NEWBERG **State:** OR

Prepared by: Molly C Wilson, Account Manager
Phone: 800 554-2642, then press "1" **Fax:** 855-264-2329
Office address: 3000 Schuster Lane, Merrill, WI 54452

Premium Quotation

Policy Type	Effective Date	Annual Premium
Series A Multi-Peril	08/10/2020	\$ 10,425
Automobile	08/22/2021	828
Total Premium		\$ 11,253

Comments

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Premium Payment Plans

Church Mutual offers four premium payment options for your convenience.

Annual Payment

A single payment for the annual premium is due on the effective date of the annual policy period.

Two-Pay Plan

Policies with an annual premium of \$100 or more are eligible.

50% of the annual premium is due on the first day of the annual policy period. The remaining 50% is due five months after the beginning of the policy period.

Four-Pay Plan

Policies with an annual premium of \$200 or more are eligible.

25% of the annual premium is due on the first day of the annual policy period. The remaining 75% is due in three equal installments two, five, and eight months after the beginning of the annual policy period.

Monthly-Pay Plan

Policies with an annual premium of \$1,000 or more are eligible.

8.3% of the annual premium is due on the first day of the annual policy period. The remaining 91.7% is due one, two, three, four, five, six, seven, eight, nine, ten, and eleven months after the beginning of the policy period.

Important Considerations

There is a \$3 charge for each payment for policies that are not on the annual payment plan.

Eligibility for payment plans is determined on an individual policy basis by the amount of annual premium due for each policy.

A statement will not be sent to you until your policy is "booked" at Church Mutual's Home Office. Therefore, you may not receive a bill until after your coverage has been in force for a short period of time. This delay in billing works to your advantage (you keep your money until a bill is received), but it may shorten the time between the first and subsequent payments due. It is even possible that the first few payments will be due at the same time. This is particularly true with the Four-Pay and Monthly Pay plans. Please plan your cash flow for this possibility.

You may make payments online

If you'd like to make your premium payments online, you may do so at www.churchmutual.com. This option is available to customers who make direct payment to Church Mutual. It is not available for agency-billed premium or for business billed by a denominational office.

This is not a contract or an offer of coverage. It is a description of coverages that can be purchased. Please refer to your insurance policy for a complete description of coverages, limitations, and exclusions.

Atlas Laboratories Inc.
 14795 SW 72nd Ave, STE B Portland, OR 97224
 (503) 430-5290 www.atlaslabsinc.com
 CCB #231684



Limited Survey Chain of Custody

Name / Company Name: Newberg United Methodist Church		Phone: (503)214-0192
Contact Email: joeship@upwardaccess.com		
Project Name: N/A		Batch: 21-3387
Job/Project Address: 1110 OR-99W, Dundee, OR 97115		
Inspector: Preston Joseph Ph: (503) 430-4112 AHERA Cert. # IRO-21-6523B Lead RRP Cert. #R-I-128533-16-00013		
Survey Area Use: Commercial	Approx. Year Built: Unk	Reason for Survey: Renovation

<input type="checkbox"/> Rush	<input checked="" type="checkbox"/> Asbestos PLM
<input type="checkbox"/> Next Day	<input checked="" type="checkbox"/> Lead Paint
<input type="checkbox"/> 2-Day	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 5-Day	

#	Material Description	Friable Y/N	Location	Condition	Approx. SQ FT.
1A	Fire Proofing	Y	Oil Furnace	Good	4
2A	Sheet Vinyl	N	Living Room	Good	96
3A	Sheet Vinyl	N	Kitchen	Good	112
4A	Sheet Vinyl	N	Back Entry	Good	36
5A	Sheet Vinyl	N	Water Heater Room	Good	72
6A	Window Putty	Y	Upstairs Bedroom Window	Good	4
7A	Sheet Vinyl	Y	Upstairs Bedroom Closet	Good	9
8A	Sheet Vinyl	Y	Upstairs Bedroom #2	Good	80

Notes:

Inspector Signature: <i>P. Joseph</i>	Date: 6/14/21	Time: 2:23 PM
Accepted By: <i>ZW</i>	Date: 6/14/21	Time: 2:33 PM
Lab Results Completed By: <i>[Signature]</i>	Date Sent Out: 6-15-21	Email/Mail

Limitations of Inspection: Atlas Labs Inc. AHERA certified inspector performed a limited survey at the site, date, time and cause as stated above in this document along with lab analysis of possible asbestos and/or lead containing material. Atlas Labs Inc. survey is limited to areas defined on the Chain of Custody form.

General NESHAPS Bulk Sampling Guidelines: Material sampling areas were grouped based on homogenous materials. A homogeneous area is one which contains material that seems by texture, color and surface wear to be uniform and applied during the same general time period. Samples are collected based on a visual survey of the work area as defined in this report. Samples were collected from accessible, representative construction materials, which were suspected to contain asbestos. If additional materials are found during the demolition process that were inaccessible at time of inspection that are not listed in this report please test before you cut. Survey is subject to direction from contractor, homeowner or owners agent.

2021 - Portland Lab Analysis Report - Newberg United Methodist Church 5-Day



*

Batch # 2021 *
21-3387

Name / Company *
Newberg United Methodist Church

Analysis Date *
6/14/2021

Project Name
N/A

Project #
N/A

PO#
N/A

Analyst *
Jason Elbon

Project Location *
1110 OR-99W, Dundee, OR 97115

Turnaround Time *
5-Day

Asbestos Analysis of Bulk Material by Polarized Light Microscopy

Sample*	Layer*	Description*	Non Asbestos*	Asbestos Type*	Asbestos %*
1A	1	Fire Proofing - Oil Furnace	Cellulose	Chrysotile	2%
2A	1	Vinyl (Brown) - Living Room	Cellulose	None Present	N/D
2A	2	Mastic (Brown) - Living Room	Cellulose	None Present	N/D
3A	1	Vinyl (Off White) - Kitchen	Cellulose	None Present	N/D
3A	2	Mastic (Tan) - Kitchen	Cellulose	None Present	N/D
3A	3	Vinyl (Blue) - Kitchen	Cellulose	None Present	N/D
3A	4	Mastic (Tan) - Kitchen	Cellulose	None Present	N/D
4A	1	Vinyl (Off White/Beige) - Back Entry	Cellulose	None Present	N/D
4A	2	Mastic (Tan) - Back Entry	Cellulose	None Present	N/D
5A	1	Vinyl (Brown) - Water Heater Room	Cellulose	Chrysotile	20%
5A	2	Mastic (Tan) - Water Heater Room	Cellulose	None Present	N/D
6A	1	Window Putty - Upstairs Bedroom Window	Cellulose	None Present	N/D
7A	1	Vinyl (Grey) - Upstairs Bedroom Closet	Cellulose	None Present	N/D
7A	2	Mastic (Brown) - Upstairs Bedroom Closet	Cellulose	None Present	N/D
8A	1	Vinyl (Multi Color) - Upstairs Bedroom #2	Cellulose	None Present	N/D

Sample*	Layer*	Description*	Non Asbestos*	Asbestos Type*	Asbestos %*
8A	2	Mastic (Brown) - Upstairs Bedroom #2	Cellulose	None Present	N/D

To be filled by the technician

Technician *



Atlas laboratories Maintains Liability to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full without written permission by Atlas. Atlas bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval or endorsement by NVLAP, NIST, NIOSH or any other agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore Atlas recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Transmission Electron Microscopy asbestos Identification and Lead paint analysis will be available and performed by laboratories by proxy. Original analysis documents are available upon request of the client.

Comments

N/A



SanAir ID Number
21029201
FINAL REPORT
6/15/2021 3:27:52 PM

Name: Atlas Laboratories
Address: 14795 SW 72nd Ave
Suite B
Portland, OR 97224
Phone: 503-430-5290

Project Number: 1110 OR-99W, Dundee
P.O. Number:
Project Name: Newberg United Methodist Church
Collected Date: 6/14/2021
Received Date: 6/15/2021 10:10:00 AM

Analyst: Oliver, Hannah
Test Method: SW846/M3050B/7000B

Lead Paint Analysis

PAINT		µg Pb	Sample Size	Calculated	Sample	Sample
Sample	Description	In Sample	(grams)	RL	Results	Results
21029201 - 1	Pb1 Upstairs Landing Floor	806	0.1083	92.3	7441 µg/g (ppm)	0.744 % By Weight
21029201 - 2	Pb2 Upstairs Bedroom #2 Door Trim	153	0.1193	83.8	1281 µg/g (ppm)	0.128 % By Weight
21029201 - 3	Pb3 Living Room Wall	< 10	0.1162	86.1	<86.1 µg/g (ppm)	<0.009 % By Weight
21029201 - 4	Pb4 Living Room 1/4 Round	77	0.0895	111.7	863.5 µg/g (ppm)	0.086 % By Weight

Method Reporting Limit <10 µg/0.1 g paint
Samples 1-3 Contained Substrate.

Signature: *Hannah L. Oliver*
Date: 6/15/2021

Reviewed: *Abisa Gabeleli*
Date: 6/15/2021



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

SanAir Technologies Laboratory

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139

Laboratory ID: LAP-162952

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

- INDUSTRIAL HYGIENE Accreditation Expires: May 01, 2022
- ENVIRONMENTAL LEAD Accreditation Expires: May 01, 2022
- ENVIRONMENTAL MICROBIOLOGY Accreditation Expires: May 01, 2022
- FOOD Accreditation Expires:
- UNIQUE SCOPES Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA-LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Michael Breu

Michael Breu
Chairperson, Analytical Accreditation Board

Revision 18: 03/27/2020

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Date Issued: 03/31/2020



AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

SanAir Technologies Laboratory

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139

Laboratory ID: LAP-162952

Issue Date: 03/31/2020

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 06/01/2016

IHLAP Scope Category	Field of Testing (FOT)	Technology sub-type/Detector	Published Reference Method/Title of In-house Method	Component, parameter or characteristic tested
Asbestos/Fiber Microscopy Core	Phase Contrast Microscopy (PCM)	-	NIOSH 7400	Asbestos/Fibers
Spectrometry Core	Atomic Absorption	CVAA	NIOSH 6009	Mercury vapor
Spectrometry Core	Atomic Absorption	CVAA	OSHA ID-145	Mercury particulate
Spectrometry Core	Inductively-Coupled Plasma	ICP/AES	NIOSH 7303	Metals, Antimony, Arsenic, Barium, Beryllium, Cadmium, Selenium, Silver, Zinc, Chromium, Cobalt, Lead, Aluminum, Iron, Molybdenum, Manganese, Nickel, Titanium, Thallium, Vanadium, Copper

A complete listing of currently accredited IHLAP laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

SanAir Technologies Laboratory

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139

Laboratory ID: LAP-162952

Issue Date: 03/31/2020

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA-LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 01/01/2012

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description <i>(for internal methods only)</i>
Airborne Dust	AA	NIOSH 7082 Modified	N/A
	ICP	NIOSH 7300 Modified	N/A
Paint	AA	EPA SW-846 3050	N/A
		EPA SW-846 7000B	N/A
	ICP	EPA SW-846 3050	N/A
		EPA SW-846 6010C	N/A
Settled Dust by Wipe	AA	EPA SW-846 3050	N/A
		EPA SW-846 7000B	N/A
	ICP	EPA SW-846 3050	N/A
		EPA SW-846 6010C	N/A
Soil	AA	EPA SW-846 3050	N/A
		EPA SW-846 7000B	N/A
	ICP	EPA SW-846 3050	N/A
		EPA SW-846 6010C	N/A



A complete listing of currently accredited ELLAP laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>

THIS IS TO CERTIFY THAT

PRESTON JOSEPH

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

CCB #SRA0615 4-Hr Training

4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 06/03/2022



Course Date: 06/03/2021

Course Location: Online

Certificate: IRO-21-6523B

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, Oregon 97239
503.248.1939

Andy Fridley, Instructor

**STATE OF OREGON
CONSTRUCTION CONTRACTORS BOARD
LEAD BASED PAINT INSPECTOR LICENSE**

LICENSE NUMBER: 9152715-I

This document certifies that

PRESTON MARVIN JOSEPH
14795 SW 72ND AVE STE B
TIGARD OR 97224

is licensed in accordance with Oregon Law as a Lead Based Paint Inspector

License Details:

LICENSE NO.: 9152715-I
EXPIRATION DATE: 4/30/2022