

Unitarian Universalist Church in Eugene
Building Planning Oversight Committee (BPOC)
Summary of Due Diligence on Scottish Rites Property (version 03)

The BPOC is a volunteer committee charged with identifying a new home for the church and gathering information about the property prior to a congregational decision. The BPOC members have been contributing hundreds of hours during work hours, nights and weekends. We have attempted to gather it as quickly as possible, and we thank those of you who have been patient with our volunteer efforts.

Building

Overall, the consistent message about the building is that it was well constructed with top quality materials and systems that have been well maintained. However, the building was built in 1957 and some of the systems are original and not operating optimally. The building has a full commercial kitchen with a new range (\$5,000) and a commercial dish sterilizer (functional but original). The BPOC contracted with Gary Moye Architect Inc. to develop several design ideas and cost estimates for the building renovations. Gary has conducted preliminary site investigations and plan reviews with a structural engineer, which confirmed the structural integrity of the building. We are operating under a tight timeline for developing design ideas, concept drawings may be available by the October 25 Town Hall. A full design process would not begin until after the vote—if the congregation decides to purchase the building.

Heating, Cooling and Electrical Systems

The heating and cooling systems were inspected by Commercial Air, who also conducted service tests on the air conditioning system. The system was top of the line commercial equipment that has been well maintained, but to function properly several changes need to be made to the system that are estimated to cost \$67,600. The replacement of the cooling system would significantly reduce the water bill, because cooling water is currently not being reused. Replacing the entire system with the current capacity is estimated at \$100,000 to \$120,000, but we may be able to install a lower capacity system with building efficiency upgrades. The electrical supply was inspected by Builders Electric, who indicated that there was more than enough power for the building and systems. The electrical panels in the building are old, but high quality and in good condition. They recommended replacing the existing outdated lights with more energy efficient models, with an expected cost savings to recoup this investment in a few years.

Zoning and Land Use

The land is currently zoned R-4, but is designated commercial in both the Jefferson Westside neighborhood plan and Metro (regional) Plan. City staff recommended we apply for a zone change, and the BPOC submitted this application on October 15th. The decision is made by a hearings official within 60 to 90 days. We will also have to prepare a Traffic Impact Analysis (TIA), which is likely to cost \$6,000-\$8,000. We have requested a deferral of the TIA to the time of obtaining an occupancy permit, which means it would be based on a church use, rather than a commercial use. The TIA could identify mitigation costs, but the BPOC contacted a traffic engineer, who indicated these are usually minimal because churches operate at low traffic volume times.

BPOC members and Board President met with the two members of the Jefferson Westside Neighborhood Association to discuss the rezoning, and they did not raise any objections. The BPOC also sent letters to all residents within 500 feet of the property about the pending application. The neighbors have not responded with any concerns and no one attended an open house to discuss the rezoning. Rezoning is a contingency in the purchase contract, so if it is denied by the city, the UU Church can terminate the contract.

Parking

The property currently includes 55 parking spots. The church is required to provide 1 space for 28 square feet of worship space, which would translate into 80-150 spots depending on how the main worship hall is configured. There is room for approximately additional 15 spots on the site, and there is a joint parking easement with the adjoining property owner (approximately 25 spots). The adjoining property owner is also willing to enter into a parking agreement. Both the easement and the parking agreement will have to involve the City as a third party and this will have to be approved through a City adjustment review. The BPOC has been in discussions with City staff, who indicated that they supported the adjustment review in principle, but this is not a guarantee of approval. Additional parking is available on 13th Ave. and Chambers, but these are busy streets. It is also hoped that members will utilize more non-motorized modes for getting to church.

Asbestos

Given the age of the building, the BPOC assumed there was some asbestos in the building, and the agreed upon price assumed removal costs up to \$50,000 (at our expense). As part of due diligence, UUCE contracted with ATEZ for this assessment and to provide a budget proposal for what expenses might be associated with abatement. ATEZ took 52 samples from throughout the building, and 18 of those tested positive. Of those 18, 9 were in the boiler room as expected. The floor tiles, sheet vinyl, mastic (under the carpet), carpet glue, and popcorn ceilings also tested positive, which was expected given when the building was constructed. Asbestos can either be removed or sealed, and the main issue will be in relation to any renovations where we might want to disturb these things and therefore merely sealing them will not be sufficient. Of immediate concern were pipes in the attic that tested positive and have been disturbed. For budget purposes, ATEZ provided a cost estimate for properly removing and disposing of the materials that tested positive throughout the building, including the boiler room, the attic, flooring, and popcorn ceiling for a total of \$37,441.

Air quality, mold and stale smell

The BPOC contracted with Wisesteps Inc. in Salem to test for indoor air quality and mold. [These findings should be available soon]. Because the carpeting is a suspected source of mold or stale smell, the BPOC obtained rough quotes on new carpeting. The quote for Mill Classic carpet (\$1.52 sq ft) is approximately \$27,000. Green carpeting costs range from \$1.50 to \$5.00 per square foot, but labor costs are higher and the adhesive is not as good. Green carpets are also more susceptible to mold, because they do not contain mold and soil retardants.

Environmental Site Assessment Summary

The Scottish Rite Association contracted with Environmental Management Services to produce a Phase 1 Environmental Site Assessment in June 2009. EMS reviewed: all pertinent databases, historical aerial photographs, evaluated the site and surrounding sites, conducted personal interviews, and reviewed published information. The report found: (1) two conditionally exempt small quantity generators (NOSC and US Army Reserve) with no recorded violations; these facilities are also recorded on the Oregon Manifest; (2) twenty-seven sites recorded on the Oregon DEQ database within one mile of the building that are (or may be) contaminated and may require cleanup; (3) six facilities within a one mile radius are listed on the Oregon Confirmed Release List database; and (4) thirty-two facilities appear on the LUST (Leaking Underground Storage Tank) database. This includes a LUST for the Scottish Rite Temple, which was cleaned up in 1992. All of the sites were reported cleaned up or they were unlikely to pose a threat to the site because of their hydrologic position (the groundwater is not flowing from the contaminated sites to the Scottish Rite site).

Findings and Conclusions: None of the facilities and/or orphan facilities identified in the Environmental Data Resources Report as being within the search radius are believed to pose a threat to the site based on either the location of the facility in relation to the site or the status of cleanup at the facilities. The conclusion of the report is: "The ESA has revealed no evidence of recognizable environmental conditions in connection with the site." The BPOC contacted EMS to inquire about soil and groundwater testing. These would cost \$6,000-\$8,000 and possibly more without knowing the depth or type of contamination. Based on this consultation, the BPOC determined that the current report was adequate.

Electrical Magnetic Field (EMF)

As part of the due diligence process the BPOC contracted with ElectroMagnetic Investigations, LLC for an assessment of Extremely Low Frequency (ELF) electric and magnetic field measurements (60 HZ) at the proposed property. The contractor also assessed levels at the current property at 40th and Donald for comparison purposes. The purpose of the testing was to determine if the measured levels at the new property could be of concern for human exposure. The recommended maximum levels indicated by the ANSI C95.6 standard were used for reference. The electric field test results exceeded the electric field measurement capability of 1,000 volts/meter at certain locations within the property. The maximum ANSI C95.6 level is 5000 volts/meters. The magnetic field measured was 5 milli-Gauss, well below the recommended maximum of 9 Gauss. The specific levels in different parts of the property varied, and the details can be seen in the full report. The ELF levels at the proposed new property were higher than the levels at the current property at 40th and Donald. The report states that there are no regulations or standards in the US setting out hard exposure limits for low frequency magnetic fields. The guidelines differentiate for occupational and general public exposure levels for acute health symptoms and not for chronic illnesses. Because the concern is based upon both the level of exposure and the amount of time exposed, the occupational levels (the work day) are higher than for general public levels.