



## AUSPL

Association of United States Postal Lessors  
8283 N. Hayden Road, #295  
Scottsdale, AZ 85258

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Mark Karolczyk, Director of Operations  
Sallie Bacher, Office Manager  
Sandra Lindsay, Membership Coordinator

### AUSPL

800-572-9483

### AUSPL Insurance Program

877-642-8775

# Ready for Spring Break?

Register Today at [auspl.com](http://auspl.com)

or call us at 800-572-9483

Wednesday, May 10 &

Thursday, May 11

Conference fees are \$175 pp until  
April 17, 2017, \$195 after April 17, 2017

**Planet Hollywood Resort & Casino**  
3667 Las Vegas Blvd. S., Las Vegas

Reserve Your Hotel Room at Planet Hollywood!

Rates are \$109 + tax + \$32 Resort Fee per night  
for Monday, May 8 through Thursday, May 11

Online hotel registration:

<https://aws.passkey.com/go/SMAUP7>

or call 866-317-1829 and mention

SMAUP7 or Association of US Postal Lessors

Reservations made by phone will be charged a fee of \$15 + tax.

Hotel cut off date is April 17, 2017



Presorted First Class  
U.S. Postage Paid  
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Permit No. 5892

April 2017

# AUSPL network

News and information for members of the Association of United States Postal Lessors

## AUSPL Leadership Meets with Megan Brennan, USPS Postmaster General

At the invitation of Megan Brennan, the United States Postmaster General, Gary Phillips, AUSPL's President, Morgan Wolaver, AUSPL's Legislative Director, and Mark Karolczyk, AUSPL's Director of Operations attended a meeting in Washington, DC on March 21, 2017. Also attending the meeting for the USPS were Deputy Postmaster General Ronald Stroman and Deputy General Counsel Kevin Calamoneri. Ms. Brennan thanked AUSPL and the postal lessors making up its membership for their participation in a successful public-private partnership which is vitally important to the mission of the USPS. She asked AUSPL to check in periodically so that she can be informed about issues or concerns of postal lessors. AUSPL is extremely grateful for the opportunity to meet with Ms. Brennan and the other top officials of the USPS and to establish new lines of communication which promise to enhance the relationship between postal lessors and the USPS.



(Photo, L to R) Deputy Postmaster General Ronald Stroman, Deputy General Counsel Kevin Calamoneri, AUSPL President Gary Phillips, Postmaster General Megan Brennan, AUSPL Director of Legislative Affairs Morgan Wolaver, and AUSPL Director of Operations Mark Karolczyk.

## Why Contribute to the AUSPL Political Action Committee?

The AUSPL PAC is a non-partisan political action committee established to support the principle of preservation of universal mail service for all Americans and the network of leased postal facilities through which such universal mail service is provided. The AUSPL PAC has received much appreciated donations from many AUSPL members.

For those who may not be familiar with PACs and the role they play in the political process, below are answers to some of the most frequently asked questions:

- **Who does the PAC support?** The AUSPL PAC identifies and contributes to the candidacy of individuals seeking federal public office, who have a record of support for universal mail service and leased postal facilities.
- **Why do we need a PAC?** By contributing to the AUSPL PAC, our members help AUSPL build relationships with key members of Congress who influence postal legislation affecting the investments of AUSPL members.
- **Who can contribute to the PAC?** Only AUSPL members and staff can contribute to the AUSPL PAC.
- **Why don't we finance the PAC through our membership dues?** Federal law prohibits membership dues from being used to make federal political contributions. Only personal contributions to the PAC can be used for these purposes. Federal law also prohibits corporate contributions from being made to PACs or federal political candidates.

# Maintenance Tips

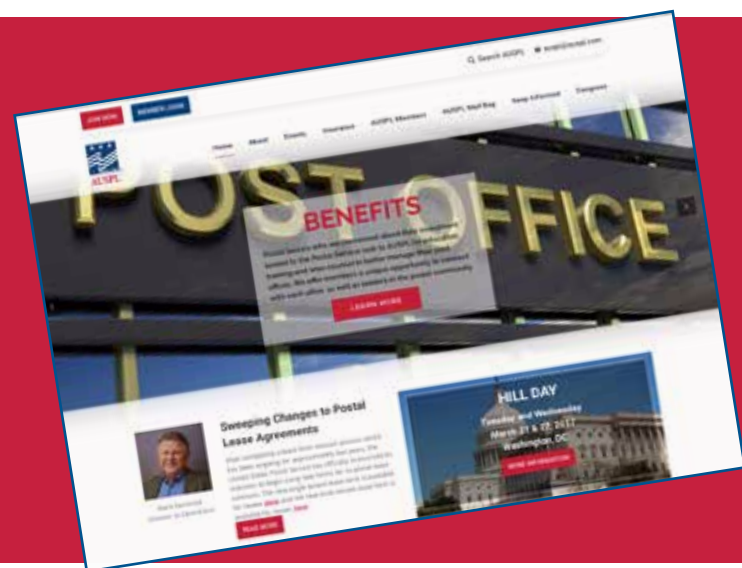


1. When Lessors have work done on their property, it is important to get specifications for the products used in the repairs. Remember, replacement components must meet USPS design criteria. Often these are repairs to USPS maintained building elements damaged by Act of God, or vandalism. Don't expect USPS to accept maintenance on repairs that do not comply. When the deficient work impacts safety, security, or serviceability, expect the Postal Service to reject repairs and require correction. Know the correct design standard before completing repairs to avoid expensive corrections.
2. Replacement parts for post offices may not always simply match the damaged materials. Materials acceptable in the '60s, '70s or '80s, may no longer meet current building codes and the USPS will expect replacement materials to meet new codes.
3. Regardless of who has maintenance responsibility for a postal building, if the US Postal Service adds an improvement to the facility it becomes the responsibility of the USPS to maintain, repair and replace the improvement in the event it is destroyed. It is important to keep track of improvements added by the USPS – both the improvement and the date it was made.
4. The Postal Service has the right to make alterations to our buildings and they often do so. Common USPS additions include MAG door locking hardware, loading dock levelers and lifts, ceiling fans, accessibility improvements, and other expensive access control hardware. This is by no means a complete list so be sure to inspect your building, especially at renewal time. The Postal Service always has maintenance responsibility on their installed improvements initially. But if you accept maintenance on renewal without specifically excluding these items, maintenance responsibility will likely be yours.
5. Asbestos that has become friable due to failure of a building component that is the responsibility of the Lessor must be abated or encapsulated by the Lessor. For example, if the lessor is responsible for the roof, and a leak causes asbestos ceiling tiles to become saturated and fall, the Lessor is responsible. Or if asbestos floor tiles become friable due to USPS dropping something and breaking the tiles, it is the responsibility of USPS.

**BE SURE** to carefully read the environmental clause on any lease renewal and do not make any representation that there will not be asbestos containing material in the building. And remember that when asbestos containing material becomes friable as the result of damage, you are only responsible to replace the damaged material, not all of it!

## STAY CONNECTED!

- > Be sure to check the new AUSPL website for changes!
- > Learn about upcoming events and register online
- > Find insurance forms and contact information for USPS Facilities Contract Technicians



# Insurance Fine Print

By Rick Austin

Insurance terminology and its fine print can be very confusing. All insurance policies contain fine print, which can be difficult for individuals with little knowledge of insurance terminology to understand.

There is something to the old adage of “safety in numbers.” AUSPL Insurance handles hundreds of claims a year – indeed over 3,500 claims over the last 10 years. So why are those 3,500 claims important? Because we have seen just about everything that can happen to a post office building and our adjusters understand the “fine print” in AUSPL insurance policies.

The AUSPL program currently insures over 7,000 postal properties in all 50 states. Most AUSPL members have their post office(s) insured in the AUSPL program. Many have had claims over the past years, and hopefully, everything went smoothly.

**The AUSPL insurance program has coverage not normally included in a stand-alone insurance policy for a commercial building.** For example:

## GUARANTEED REPLACEMENT COST

Traditional “replacement cost” insurance pays the cost of returning damaged property to its pre-loss condition. If a storm damages a roof, as an example, the insurance company will pay for new shingles or siding regardless of the age of your building as they don't have a bunch of used shingles or siding lying around. That is pretty universal and AUSPL's program works that way too.

However, a total loss to a building is much more complicated. Traditional insurance will pay to repair or replace the damaged building, but for no more than the limit on your policy. AUSPL's policy will pay the actual cost at the time of the loss, without a limit, *assuming the Postal Service reoccupies the building*.

## INCREASED COST OF CONSTRUCTION

In a situation where more than 50% of a building is damaged, that building can become subject to local ordinances. Depending on local building codes and the age of a building, local governments can determine that a building is a total loss, even when only part of the building is damaged. In these cases, demolishing the undamaged portion of the building may be required. The replacement building will be constructed to comply with newer building

codes. This is not a standard coverage in most policies, but is covered by AUSPL Insurance. Traditional policies would not pay for the demolition of the undamaged portion in addition to replacing the damaged portion of the building. Further, AUSPL insurance pays for the increased cost of complying with new building codes for the entire building, not just the area that was damaged. The AUSPL program covers the demolition of the undamaged portion and the increased cost of rebuilding the entire building to code.

Don't worry about the “fine print.” AUSPL's insurance program benefits participating Members with its coverage rich insurance policy and experienced adjusters ready to help.



**Find out just how much you can save.**



Association of United States Postal Lessors

**AUSPL Insurance Program**

**Call 877-642-8775  
for a FREE quote.**