

AMENDED

CORRECTIVE ACTION PLAN

With TRANSITION PLAN

Commercial Property located at

615 Main Street

Longmont, CO 80501



For: Housing Authority of the City of Longmont
350 Kimbark Street
Longmont, CO 80501

ADA Compliance by Whiteley Consulting, LLC
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March 11, 2022
Amended January 13, 2023



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EXECUTIVE SUMMARY

BACKGROUND

On January 11, 2022, a representative of ADA COMPLIANCE by Whiteley Consulting, LLC undertook a physical accessibility survey of the commercial property located at 615 Main Street in Longmont, Colorado. Exterior and interior common use areas were surveyed for conformance with the Uniform Federal Accessibility Standards (UFAS.) Photographs and measurements were taken of potential non-compliance items in accordance with the UFAS.

ITEMS NOT IN COMPLIANCE

Based on the field measurements and the review of the UFAS, a number of items were found to be non-compliant with the UFAS. These items are summarized in the Needs Assessment section.

ESTIMATED CONSTRUCTION COSTS

Based on current construction industry standards, and the latest labor rates, the estimated construction costs to address the non-compliant items surrounding and within the commercial property located at 615 Main Street is \$1,665.00. Architectural Design services and contingency is not included. A transition plan to address the non-compliant items to be distributed over the next seven (7) calendar years is included in the Needs Assessment and Transition Plan section of this report.

CERTIFICATION

I have surveyed the exterior and interior common use areas for compliance with the UFAS.

ADA Compliance by Whiteley Consulting, LLC

Donald E. Whiteley

Donald E. (Leo) Whiteley, P.E., ASSOC AIA, LEED AP
President



INTRODUCTION

UFAS COMPLIANCE

The Housing Authority of the City of Longmont (LHA) owns, operates, or controls a public housing program, consisting of housing and non-housing programs that includes, but is not limited to: common entrances, management offices, laundry rooms, common areas, corridors, hallways, elevators, and community programs. LHA receives federal financial assistance from the U.S. Department of Housing and Urban Development (HUD) through the Office of Public and Indian Housing (PIH) to fund its low-income public housing program, Section 8 Housing Choice Voucher (HCV) Program, and Capital Fund Program. LHA uses HUD's financial assistance to operate and maintain its low-income public housing and Section 8 programs, and to make capital improvements to LHA properties.

Based on a review of LHA's properties, a Voluntary Compliance Agreement was entered into to address the issues raised in the Department's Letter of Findings and to ensure compliance with its responsibilities under Section 504, and the implementing regulations. The physical accessibility survey of LHA's properties is to utilize the Uniform Federal Accessibility Standards (UFSA.) Based on the UFSA survey of the LHA's properties, a Corrective Action Plan is to be developed to set out how the LHA will remedy the UFAS deficiencies identified in the physical accessibility survey.

This amended report addresses both the Needs Assessment portion of the Corrective Action Plan, along with the Transition Plan, and contains the following information:

1. the specific action the LHA will take to address all UFAS deficiencies in each unit and related common areas.
2. Estimated cost of modifications and/or acquisitions.

Based on the Needs Assessment portion of the Corrective Action Plan, the Transition Plan has been developed to address in detail the proposed efforts to make LHA's housing programs accessible to and usable by individuals with disabilities.

TRANSITION PLAN

Transition Plans are developed to fulfill the required comprehensive planning for UFAS and Fair Housing Act compliance by identifying and planning for the removal of the items found to be non-compliant. These items are summarized in the Needs Assessment section.

Periodic updates to the Transition Plan are required in order to ensure on-going compliance with UFAS and Fair Housing Act requirements. Self-evaluation activities consisting of reviews of the Transition Plan should be undertaken to determine the level of compliance and determine if any additional areas of update are needed. If deficiencies are identified, these should be catalogued, and the Transition Plan updated to detail how and when the barriers would be removed.

In order to be effective, the Transition Plan needs to be utilized in yearly planning of projects and funding decisions, and also needs to be periodically reviewed for compliance and validity. The Transition Plan should be viewed as a “living document” and updated regularly to reflect changes in real world conditions and to address any possible areas of noncompliance. Regular updates to the plan will also result in monitoring compliance and the effectiveness of priorities set in the Plan itself.

615 Main St. Commercial Property Needs Assessment with Transition Plan

UFAS §§	Heading	Requirement	Non-Conforming Description	Photo #	Recommendation	Full and Fair Cash Value for Replacement Cost (2022 Estimate)	Cost	Timeline						Complete? Insert name and date
								Immediate 2022	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Exterior Accessible Parking Spaces and Accessible Routes														
4.6.4 and 4.1.1(7)(a)	Parking - Signage and Accessible Sites	Accessible parking spaces shall be designated as reserved by a sign.	The signage in front of the (2) existing accessible parking spaces are located less than 60" above the ground.		The (2) existing signs are to be relocated a minimum of 60" above the ground.	The estimated labor to relocate the (2) signs is approximately 1/2 hour per sign for a labor cost of \$70.00.	\$70.00							
4.7.1 and 4.7.8	Curb Ramp- Location and Obstructions	Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.	The curb ramp is constructed in the access aisle.	CS #1	Remove and replace the existing concrete curb ramp.	The estimated material cost to install a new curb ramp is \$850.00. The labor to remove the existing curb ramp and install a new curb cut is 8 hours for a labor cost of \$560.00. Therefore, the material and labor estimated construction cost would be \$1,410.00.	\$1,410.00	\$1,410.00						
First Level Public Unisex Toilet Room														
4.16.6 and Fig. 29(a)	Water Closets - Dispensers	Toilet paper dispenser shall be installed within reach at 36" maximum from back wall.	The reach of the toilet paper dispenser is approximately 40" from the back wall.	CS #4	Relocate the toilet paper dispenser to be within 36" from back wall.	The labor to relocate the existing toilet paper dispenser is approximately 2 hours for a labor cost of \$150.00.	\$150.00							
4.19.6 and 4.22.6	Mirrors	Mirrors shall be mounted with the bottom edge of the reflection surface no higher than 40" from the floor	The bottom edge of the reflective surface is located 40 1/2" above the floor.	CS #5	The existing mirror is to be lowered to 40" above the floor.	The labor to relocate the existing mirror is approximately 1/2 hour for a labor cost of \$35.00.	\$35.00							
TOTAL							\$1,665.00	\$1,410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PHOTO LOG

Photo CS1 – Measured height of 37 ½” to bottom of accessible sign.



Photo CS2 – Curb ramp extending into the access aisle between accessible parking spaces.



Photo CS3 – The curb ramp extends 76” into the access aisle.



Photo CS4 – Unisex Toilet Room – Measured dimension of 35” to nearest edge of toilet paper dispenser to back wall.



Photo CS5 – Unisex Toilet Room – Measured height of 40 ½” to bottom of reflective edge of mirror.

