

AMENDED

CORRECTIVE ACTION PLAN

With TRANSITION PLAN

Commercial Property located at

1228 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 1228 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 1228 Main Street is \$29,110.00. 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 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.

1228 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
								Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	
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 existing accessible parking space is located less than 60" above the ground.	CL #1 & CL #2	The existing sign is to be relocated a minimum of 60" above the ground.	The estimated labor to relocate the sign is approximately 1/2 hour for a labor cost of \$35.00.	\$35.00							
4.8.2 and 4.8.4	Ramps - Slope and Rise & Landings	Maximum running slope of a ramp shall be 1:12 (8.3%). If ramps change direction at landings, the minimum landing size shall be 60" by 60".	The running slopes of the ramp exceeds the allowable slopes. The landing at the lower change in direction is less than 60" by 60".	CL #3 & CL #4	Remove and replace the existing concrete and expanded metal ramp.	The estimated material cost to construct a new 50 foot long ramp with handrails is \$12,500.00. The labor to construct a new 50 foot long ramp with handrails is approximately 210 hours for a labor cost of \$14,700. Therefore, the material and labor estimated construction cost would be \$27,200.	\$27,200.00							
First Level Public Unisex Toilet Room														
4.16.5	Water Closets - Flush Controls	Controls for flush valves shall be mounted on the wide side of toilet areas.	The flush control valve is located on the wall side of the water closet.	CL #5	Remove and replace water tank on the water closet with flush control on open side of water closet.	The estimated cost of a new "right hand" water tank is \$75.00. The labor to replace the water tank is approximately 1 hour for a labor cost of \$70.00. Therefore, the parts and labor estimated construction cost would be \$145.00.	\$145.00							
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 41" above the floor.	CL #6	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							
4.16.2 and Fig. 28	Clear Floor Space	The center line of the water closet is to be located between 17" and 19" from the side wall.	The center line of the water closet was measured to be 16 1/2" from the side wall.	CL #7	Remove and replace water closet so that the center line of the water closet is 18" from the side wall.	The estimated material cost to relocate the water closet is \$950.00. The labor to remove and replace the water closet is approximately 11 hour for a labor cost of \$770.00. Therefore, the parts and labor estimated construction cost would be \$950.00.	\$950.00							
First Level Kitchenette														
4.34.6.5(5)	Kitchen Sink	The base cabinet, if provided, shall be removable and the finished floor shall extend under the counter to the wall.	The base cabinet, if provided, shall be removable and the finished floor shall extend under the counter to the wall.	CL #8	The base cabinet is to be removed and the finished floor constructed to the back wall.	The estimated material cost to finish the bottom and edges of the sink and extend the finish flooring to the wall is \$125.00. The labor to remove the existing base cabinet and install new cabinet siding and flooring is 8 hours for a labor cost of \$560.00. Therefore, the material and labor estimated construction cost would be \$685.00.	\$685.00							
4.34.6.5(1) and Fig. 51	Kitchen Sink	The sink and surrounding counter shall be mounted at a maximum height of 34" above the floor.	The measured distance to the top of the sink is 37".	CL #9	The top of the sink and the surrounding counters are to be lowered to be not more than 34" above the floor.	The labor to lower the sink is included in item 4.34.6.5(5) above.	\$0.00							
4.34.6.5(8)	Kitchen Sink	There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	The hot water and drain piping are exposed.		Install insulated covering over exposed piping.	The estimated material cost of the insulation covering is \$25.00. The labor to install the insulated covering is 1/2 hour for a labor cost of \$35.00. Therefore, the material and labor estimated construction cost would be \$60.00.	\$60.00							
TOTAL							\$29,110.00	\$1,780.00	\$27,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PHOTO LOG

Photo CL1 – Signage in front of accessible parking space.



Photo CL2 – Measured height of 54 ½” to bottom of accessible parking sign.



Photo CL3 – Measured running slope of 8.5% on ramp.



Photo CL4 – Measured width of 43” at bottom landing of ramp.



Photo CL5 – Unisex Toilet Room – Flush control on wall side of water closet.



Photo CL6 – Unisex Toilet Room – Measured height of 41” to bottom of reflective edge of mirror.



Photo CL7 – Unisex Toilet Room – Measured dimension of 16 ½” to centerline of water closet.



Photo CL8 – Kitchenette – Kitchen sink with permanent base cabinet.



Photo CL9 – Kitchenette – Measured height of 37” to top of kitchen sink.

