

ADA ASSESSMENTS + ASSETCALC™

REIT Cited for ADA Non-Compliance



ENGAGEMENT

When a publically traded REIT specializing in commercial shopping centers was cited by the State Attorney General (AG) for ADA non-compliance at selected properties within the state, they contracted with EMG to complete assessments of the AG property list, as well as shopping centers across the nation. EMG also provided construction management services to ensure full compliance with the terms of the AG agreement, which imposed a strict timeline for completion of barrier removal.

RESULTS

On a national level to date, EMG has completed ADA assessments of approximately 400 major shopping centers. EMG has assessed all physical components of the common areas of buildings not under tenant control and associated exterior site elements, including parking lots and enclosed parking structures. Barriers were assigned a priority level, and planning level cost estimates of barrier removal were provided to assist in capital planning. GPS markers were included with each barrier for the deficiency locations. All aspects of the assessments, including work completed records, are being tabulated through EMG's AssetCALC™ web-enabled database tool.

In addition, the first year of annual ADA training for the REIT staff has been conducted by EMG.

Substantial progress toward reaching the corporate goal of compliance with accessibility standards throughout its portfolio has been made with the help of EMG's assessment methodology and cost analyses.

EMG CLIENT

A Nationwide REIT

ASSET TYPE

Commercial

SERVICES PROVIDED

- *ADA Assessments & Consultation*
- *AssetCALC™ Software*
- *Capital Planning*
- *Construction Management*

SIZE & LOCATION

107 MM SF

727 shopping centers

Nationwide

TIMING

Ongoing

