

Education

B. ENVD, Architecture, University of Colorado, Boulder, Colorado
Master of Heritage Conservation, Architecture (2017)
University of Southern California, Los Angeles, CA

Registrations

Registered Architect, State of California
Certified Access Specialist, State of California
Safety Assessment Volunteer, State of California

Training

CASp 101
Johns Manville Roof Training
Curtainwall Design Review
Significant Changes to the 2013 California Building Code
Materials Conservation
Best Practices in Historic Site Management
Fair Housing Amendments Act Review
Understanding the New ADA Regulations
The History and Background of California Access Laws and the ADA
Accessibility Requirements for Existing Buildings
ADA Updates and How They Relate to California
Certified Access Specialist Spring Seminar
Beyond the Mortar – Bricks and Structure
National ADA Symposium

Highlights

16 years of experience in the architectural, engineering, and construction service industry.
14 years performing Property Condition Assessments, Construction Loan Monitoring, Limited Owners Representation, and Accessibility Reviews
14 years of experience with multi-family residential, commercial, hospitality, and industrial properties
Provides CASp Surveys and Certification and standard Accessibility Surveys

Experience Summary

Ms. Kim serves as a Technical Director of Accessibility for Partner Engineering and Science, Inc (Partner), performing Property Conditions Assessments for the Investment Advisory Group in accordance with American Society of Testing and Materials (ASTM) standards. Ms. Kim also performs Accessibility Surveys for compliance with the Americans with Disabilities Act, Fair Housing Amendments Act, Section 504 of the Rehabilitation Act, and state and local building code requirements.

Ms. Kim has 16 years of experience in the architectural, engineering, and construction service industry. She has extensive knowledge in real estate due diligence for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards and customized client formats. Ms. Kim also has significant experience performing accessibility reviews based on standard

requirements and requirements under the Construction-Related Accessibility Standards Compliance Act (CRASCA). Specifically, Ms. Kim has performed remediation design projects, feasibility studies, Property Condition Assessments (PCAs), small loan PCAs, construction progress monitoring, pre-construction plan reviews, Building Owners and Managers Association (BOMA) surveys, construction quality owner's representation, Americans with Disabilities Act (ADA) surveys, Fair Housing Amendments Act (FHAA) surveys, and Certified Access Specialist (CASp) surveys.

Ms. Kim has completed hundreds of PCAs for numerous types of real estate investment entities working with building types ranging from multi-family, mixed used, industrial, hospitality, and commercial. She has been involved in Limited Owner's Representation, which includes monitoring construction on multi-family, mixed use, and industrial buildings for quality and compliance with contract documents. She has served as the defense legal expert in several city-owned and privately-owned properties. As a defense legal expert her duties included working with legal counsel to review Plaintiff Complaints, performing assessments of the properties, design remediation, obtaining bids, monitoring corrective construction work, and mediation. She also has experience in forensic and analytical architecture, including cause and origin evaluation, cost analysis, and remedial repair to non-compliant buildings.

Project Experience

Acquisition/Disposition/Lending/Refinance Property Condition Assessments. Ms. Kim managed condition assessments of hundreds of properties throughout the United States, including coordinating project teams, performing field work, preparing reports and opinion of capital cost budgets, performing quality control, directing technical consultants, and managing client relationships. Projects of note include Class A office high rises in San Francisco, Los Angeles, San Diego, and Boston, suburban office parks, retail centers, industrial properties, multi-family, mixed use, and hospitality buildings.

Limited Owner's Representation Services. Ms. Kim has provided Limited Owners' Representation services on projects including construction of various capital improvement and accessibility corrective work in Southern California and Scottsdale, Arizona. Property types included small retail strip malls, office parks, and multi-family housing. Owner representation services also include monitoring the construction of a 200-unit multi-family residential property in Irvine, California for an institution client, and confirming the property was being constructed according to documentation.

Plans and Specification Review. Ms. Kim managed numerous document reviews for institutional-level development projects in all disciplines on a variety of projects including office, retail, industrial, multi-family, etc. Information reviewed included construction documents, schedules, geotechnical reports, consultant and general construction contracts, and budgets. Notable projects included a 1,000+ unit residential project in Irvine, California and a 500,000 square foot industrial project in Perris, California.

Construction Monitoring Services. Ms. Kim performed periodic site reviews of construction projects and monthly in depth reviews of the contractor's pay application and documentation for mixed use, multi family, industrial, and commercial projects. Projects of note include a 205-unit residential project in Irvine, California, a one million square foot industrial project in Perris, California, and a 100-unit residential project with historic bungalows in San Diego, California.

Remediation Design. Ms. Kim managed several feasibility studies and remediation designs for facilities in Southern California that were not in compliance with the Americans with Disabilities Act. She completed remediation designs for a multi-family housing project with water intrusion issues and detailed the new exterior wall system. Accessibility remediation design projects of note include designing an accessible route at a large strip mall in Lake Forest, California, along with an accessible route at an upscale community shopping center in Carlsbad, California.

ADA/FHA/Section 504/ State Accessibility Reviews. Ms. Kim completed numerous Accessibility Reviews, CASp Surveys, and Feasibility Studies for properties throughout California. Projects of note include the review of a large regional shopping center in Fremont, California; Historic Hotel and Attraction in Long Beach, California; and Fair Housing Amendments Act review for a multi-family high rise in Los Angeles, California. Feasibility studies include shopping centers in Anaheim Hills and Bell, California, along with large chain hotels in Southern California.

Affiliations

American Institute of Architects
Certified Access Specialist Institute
National Council of Architectural Registration Boards

Speaking

ADA Update and Trending Issues, City Attorney's Association of Los Angeles County (CAALAC), Laguna Beach, California, 2014. Presenter, How to create a logical transition plan for Title II entities covered under the ADA and litigation in Los Angeles.

ADA Title II, City of Long Beach Public Works Department, Long Beach, California. Presenter, Informal seminar regarding general Title II requirements that may be of interest to the Public Works Department

Fair Housing Act Requirements, Architect and Engineer Professional Conference, Newport Beach, California 2014. Presenter, Grey areas under the fair housing act.

Forensic Diagnosis Residential Building, Families Forward Board Meeting, 2014. Presenter, Presentation of forensic diagnosis of a residential building in the city of Lake Forest to be acquired by Families Forward.

ADA/CBC and Gas Station, Pacific Oil Conference, Los Angeles, California, 2013. Presenter, Accessibility requirements at gas stations.

Publications

5 Things to Know about CA's AB 2093 On Disability Access, 2016. Online article discussing Assembly Bill 2093.

25 years of ADA – How Well Do We Know Our Accessibility Obligations, 2015. Online article discussing the various accessibility obligations, different levels of accessibility reviews, and impacts on commercial real estate

Christy Kim AIA, CASp

Lessons to Avoid ADA Lawsuits, 2015. Online article discussing measures business owners can take to reduce their risk of ADA lawsuits.

Department of Justice Adopts 2010 Accessibility Standards, 2012. White paper discussing changes from the 1991 Standards to the 2010 Standards.

Contact

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